

Housing Authority
of the
Town of Exeter
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M I N U T E S
Board of Commissioners
Wednesday, August 8, 2012 1:00 p. m.
Community Room, 277 Water Street
Exeter, NH 03833

1. Roll Call – The roll call was taken. Present at the meeting were:

Acting Chair Person	Barbara Chapman
Commissioner	Renee O'Barton
Commissioner	George Bragg
Commissioner	Boyd Allen
Executive Director	Vernon Sherman
Deputy Director	Tony Teixeira
Secretary	Claire Purple
Attorney-DTC Exeter	Sharon Cuddy Sommers

Absent: Commissioner George St. Amour

The following were present from the town of Exeter:

Town Manager	Russell Dean
Chair Board of Selectman	Matthew Quandt
Town Engineer	Paul Vlasich
Water & Sewer Managing Engineer	Mike Jeffers
Underwood Engineering	Keith Pratt
Underwood Engineering	Cole Melendy

2. Approval of Minutes of Meeting of June 7, 2012 - Commissioner O'Barton requested tabling the approval of minutes of the June 7, 2012 meeting as Commissioner St. Amour was not present.

4. Discussions of Options for Water Street Interceptor Sewer Project and Resolution Vote on Access Agreement -

Mr. Sherman said before we begin we asked our attorney to address the audience on Housing Authority law.

Ms. Sommers: Vern has asked me to quickly clarify what the roll is of a Housing Authority as compared to say a municipality. The Housing Authority is set up under state law. It is a municipal corporation. It is in some respects a corporation just like a town would be. I think the difference between the two is the municipality is set up in order to govern the broad scope of any number of municipal issues that it is a corporate body. The Housing Authority is set up to deal with housing issues particularly those involving the poor, the disabled, etc. The Housing Authority does have a whole list of statutory rights including the right to sue, be sued and to exercise the ability to acquire and oversee property and the like. So I think the key thing to keep in mind for the purpose of this discussion and just to clarify for understanding the Exeter Housing Authority is its own separate, independent municipal corporation. It is not the same thing as the town of Exeter. The town of Exeter is a separate, independent municipal corporation. That's how the two (2) things operate. I would be happy to answer any questions during the discussion as to how the Housing Authority operates relative to the town.

Chair Person Chapman asked the town officials to come up to the microphone to introduce themselves. Mr. Russell Dean, Town Manager, Mr. Michael Jeffers, Water & Sewer, Matthew Quandt, Chairman Board of Selectmen, Paul Vlasich, town Engineer, Keith Pratt and Cole Melendy from Underwood Engineering.

Chair Person Chapman asked for a proposal of the various plans i.e. Plan A, Plan B.

Mr. Dean went over the main reason for their being present at the meeting and gave an overview for the Commissioners.

Mr. Dean said they have been planning a project in its original form would have routed the sewer lines that go under this building around the building for the better part of three (3) years. Just by virtue of the history of this building we know that this building was built in the early 80's or right around that time. It was built over the existing sewer lines and we've had the challenge ever since of trying to solve that problem.

In 2009 the town received funding through the town to do a sewer project that would have rerouted the lines. We bid that project but unfortunately the bids came in much higher than we anticipated so we had to rebid the project. We did that later after we went to the town and secured additional funds also during that time stimulus funds became available to help us with that project. So originally what was thought to be a project in the neighborhood of \$300,000 went to over \$700,000 and we were able to get stimulus funds of \$350,000 to pay for essentially 50% of the project. So with that in mind we went into the next phases of going forth with the project.

Since that time we have run into some issues with complexities of the grounds. We had an issue with the water where essentially we were looking at pumping one million gallons per day for the preferred option. We could not achieve that so we started looking at some alternatives in order to facilitate the project that would improve the overall situation both on Water Street and the sewer lines going under the building.

Our Option B has been put forth by our Town Engineer and the engineering company that has been working on the project so in order to facilitate that we are requesting the Housing Authority to approve this agreement to essentially allow us to do our version of Option B. I did want to point out that the town did talk when it was looking at alternatives about an Option C which involved the current water and sewer easements on the property but we felt based on all of the information that we had which would include the use of a diversion structure that has been bought as part of the original Option A, Option B was favorable. Our Option C would actually not allow us to use that diversion structure which is a pretty important part of the project. The Commissioners do have to grant permission to allow us to dig before Option B can be completed. We ask you to confirm a revised easement essentially extinguishing pieces of the current easement and replacing that with an easement that we would have on Option B.

Acting Chair Person Chapman commented that she knew the building had been built over those pipes and asked if the pipes were laid to go to the sewage plant.

Mr. Dean replied, "Eventually yes".

Acting Chair Person Chapman asked when was the sewage plant built in the 60's? So the pipes were already there. What is the estimated life of the pipes (I know they're cement pipes)?

Mr. Vlasich answered "In preparation for the Option B and knowing that Option B did not allow for the sewer pipes to be removed from the building, we had our Sewer Department clean the lines and video tape the sewers. We gave the information to the consultants and they forwarded it on to Eastern Plate Services a company that does cleaning and lining. We found out from our own people that the pipes were in pretty good shape. This was confirmed from the Eastern Plate Services. Your question is how long do they last? You try to plan on 60 or 70 years for a pipe. We're probably half through that. Eventually something will have to be done with the pipes. Nothing lasts for ever".

Mr. Teixeira stated when the pipes are being televised inside of the pipe the test doesn't really tell you what the condition of the outside of the pipe is.

Mr. Vlasich answered that was correct you would really be looking for structural failures on the inside but not the outside if it was cracked or whatever which concrete would exhibit that if they were there. It's not a perfect pipe. It's 30 years old, it's not traumatic.

Ms. Chapman asked why the pipes were not relined when you had it open and it was x-rayed?

Mr. Vlasich answered that is what is used to determine if lining would be appropriate at that time. Mr. Vlasich said they were not prepared at that time to even know if lining would be an option.

Mr. Teixeira asked Mr. Vlasich if he knew how old the pipes were and he believed the pumping station was built in '63.

Mr. Vlasich commented that he assumes that those lines would have been replaced when this building went up. He said it's only an assumption, he does not know that for a fact that that's true.

Mr. Sherman commented that he did not think that the pipes were replaced; the building was built over the pipes. Those pipes were there before the building. Mr. Vlasich knows that there were pipes existing in the location they are now prior to the Housing Authority's building being there and it was only an assumption on his part that whatever had been there would have been replaced before putting a building over it. He didn't know the thoughts of the folks that were around at that time regarding sewer pipes.

Commissioner O'Barton – Option A is still a viable project at an additional cost of approximately \$70,000 isn't that correct?

Mr. Vlasich answered if everything goes correctly. It could be along with the assumptions of ground water flow and contamination levels.

Commissioner O'Barton -- Under Option A you have already done test pits, we know the condition of the soils we're dealing with, the \$70,000 that was built into the budget that we thought we would already be making payments on. Am I right about that?

Mr. Vlasich answered "Now you're getting into territory that I can't answer you but the \$70,000 would be above and beyond what we currently have available".

Ms. O'Barton asked the pipes under this building have to be replaced or hopefully circumvented at some time. If we did this project today under Option A and do it correctly the additional costs for doing that would be approximately \$70,000. When we do revisit that issue knowing the condition of this property, how contaminated it is and the water table issues can we do it for \$70,000 in the future? We can't am I correct?

Mr. Vlasich responded "for \$70,000 no way". If we wanted to try to do Option A now and that's the money from wherever he didn't think we had enough time.

Ms. O'Barton asked when he found out about this deadline.

Mr. Vlasich replied that they knew about it all this year.

Ms. O'Barton asked if they had asked for an extension.

Mr. Vlasich replied that it was his understanding that this is the deadline. According to their consultants that is the deadline.

Ms. O'Barton asked if this came from ARRA or the state.

Mr. Vlasich replied one in the same.

Ms. O'Barton replied that she would have hoped that you would have requested an extension because a project of this magnitude with unforeseen things popping up like the water table, the condition of the soil, it appears that when you started digging you found even more problems than you anticipated and she was pretty certain had someone asked for an extension she has a hard time believing that it would have been granted. She had called ARRA and they told her the deadline for all grants and all monies needed to be disbursed and spent by 9/30/2013.

Mr. Vlasich said he didn't want to lose sight of the fact that yes there had been some borings and some samples dug. If there is some additional contamination levels during construction which have to be monitored daily—ground water samples will have to be taken daily during construction. We are using our sewers and our waste water treatment plant as a place to clean that water before it goes back into the river. The current estimate of how much we can get out of there safely according to our current guidelines we can handle about 300,000 gallons a day of flow to the wastewater treatment plant if the contaminant level are as represented in the current analysis.

Ms. O'Barton asked about the manhole cover that was put out front of the building not too long ago.

Mr. Teixeira responded that there was not a manhole installed they basically extended approximately 20 feet of 8" pipe off of the exiting manhole into our parking lot so that when they reach that part of the project they wouldn't disturb the work that we had done previously.

Ms. O'Barton asked if that water is not as dirty as the water out back.

Mr. Teixeira replied that it was his understanding that the water that was sampled out front was dirtier than the water that was taken from the test pit out back.

Mr. Vlasich replied there are two different contaminated areas. You have manufactured gas by-products from the previous gas plant and you also have ash deposits. The work that was done out front was contained in a tank and some of that was tested to see if it could go to the water treatment plant. When you say was it dirtier I can only say that there also the particles of the sewer contaminants were attached to those which makes it dirtier.

Mr. Teixeira asked if Mr. Vlasich knew what sample was submitted for IDP?

Mr. Vlasich thought it was a compilation of all information we have. So it wasn't one sample taken from a specific spot on the property. Mr. Vlasich thought it was multiple places.

Mr. Teixeira said he knew around November that a million gallons of water just popped up. Could you please tell us how that number came to be and typically how a contractor could arrive at that number? What kinds of tests are performed?

Mr. Vlasich responded they were provided soil boring data and from there they estimated what they would use. Analysis from boring tables that show contaminants, particle size, presence of ground water all the variables and from there they make their estimates of how much ground water will be removed.

Mr. Teixeira asked, "So that estimate was provided by the contractor?"

Mr. Vlasich replied yes. The data was supplied through boring tests throughout the design project.

Mr. Teixeira asked "What's confusing if it was the contractor that provided the estimate why was he attempting to use a trench pump to pump out the test pit that he did in November of 2011?"

Mr. Vlasich said that was at the town's request to see if well points could not be used and to see if trench dewatering more in line with some gas company thoughts on the project if the project could proceed that way.

Ms. Chapman asked Mr. Vlasich if Option B should go through would a lot more water be going through those pipes than there is no? Will any more water go through the two pipes under this building than what is going through there now?

Mr. Vlasich replied "yes there should be a little more." Mr. Vlasich said there is an undersized pipe right in front of our building that has started this whole project and it runs from the manhole right in front of your building over to the diversion structure that is the undersize pipe and for the people that have the sketches that would be parallel to the green line almost the green line.

Mr. Sherman asked Mr. Vlasich if Option B goes through when if ever would the pipe issue under the building be addressed. At that time would it require all of B to be destroyed if you were coming around the other side of the building? My concern is that this would never be visited again until one of these pipes break under the building.

Mr. Vlasich responded that his memo to Mr. Sherman right after Option B was approved by the selectmen it stated that there is a possibility of slip lining those two pipes.

Mr. Sherman responded that he understood that but slip lining will not take care of a break in the pipe. When will that be addressed, will it be addressed when there is a break in the pipe? Will anyone be willing to revisit this particular project at any time in their lifetime?

Mr. Vlasich responded "I guess we're in a little disagreement between what I'm thinking and what you're saying. If the pipe is slip lined there would not be a break in the pipe".

Mr. Teixeira asked then you are not anticipating any settling?

"No if it hasn't happened by now it won't happen" responded Mr. Vlasich.

Ms. O'Barton asked how much pipe was going to be laid under Option A?

Underwood responded about a 1,000 feet.

How many feet of pipe under Option B would be laid asked Ms. O'Barton?

Underwood responded 3-400 feet.

"And that's only at a savings of \$15,000 between the two projects asked Ms. O'Barton?"

Mr. Valasich responded "we are estimating between the two projects that it's \$73,700". We're only looking at the change of price. We also have to consider the well point test that we are going to do with Option B to make sure before we even put the pipe in the ground that we can hit those flows and there is some un-reimbursable costs of pipe that we have already purchased and probably the biggest player in all of this is the daily testing of contaminant levels throughout the wellpoint system and that is to insure Mr. Jeffers who is in charge of Waste Water Treatment Plant that everything is still going to be okay.

Mr. Teixeira asked Mr. Vlasich has the contractor's price still hasn't changed? I know he has provided a tabulation of basically of scheduled values so does he work off of that tabulation to come up with a new price for this project?

Mr. Vlasich responded yes this is one of the requirements of ARRA funding that we use the same costs.

Mr. Teixeira asked "what is going to happen with the material that you purchased, what is going to happen to the material that is not going to be used for the project?"
Mr. Vlasich responded that the extra pipe would not be re-imburseable through ARRA.

Ms. O'Barton asked if we were going to pay 100% for that pipe that is not going to be used at this point.

Mr. Vlasich responded "yes".

Mr. Allen asked if these pipes can be used on other municipal projects.

Mr. Vlasich responded "yes". There are some manholes it might be a long time before we can use it.

Ms. O'Barton asked about the size of the plate over the diversion structure in our parking lot. Is it a metal or steel plate?

Mr. Vlasich asked "over the proposed diversion structure?" **Mr. Vlasich** responded there is going to be two manhole covers over the top of the diversion structure one on each side of the diversion structure. **Mr. Vlasich** said it's the same diversion structure.

Mr. Teixeira asked what the plans were for the diversion structure if Option B doesn't go through considering the \$20,000 cost of the diversion structure, what are your plans for it?

Mr. Vlasich responded "there are no plans for it, that one there we would really have to be creative to find an alternative use."

Ms. Chapman asked where would the diversion structure be under Option B?

Mr. Vlasich responded in the parking lot.

Ms. O'Barton asked how many manholes are you going to place in the parking lot is it a total of five?

Mr. Teixeira responded three and a diversion structure.

Mr. Vlasich responded there will be in the parking lot itself two regular manholes not associated with the diversion structure and two manholes for the diversion structure itself. There will be two 30" diameter cast iron manhole covers. All manhole covers will be 30" diameter.

Mr. Sherman asked if one would be in the middle of the sidewalk?

Mr. Vlasich responded there will be an additional one in the sidewalk area.

Mr. Teixeira asked Mr. Vlasich his plans for the birch tree on the north side, will it be impacted?

Mr. Vlasich responded if it's damaged or needs to be removed it will be replaced per the previous agreement with the Housing Authority.

Mr. Teixeira asked "if it's in the way it's coming down?"

Mr. Vlasich replied "yes".

Ms. Chapman asked about the two maple trees near the sidewalk.

Mr. Vlasich replied if they're in the way we'll have to replace those.

Ms. Chapman asked "what about our sidewalk?"

Mr. Vlasich responded it will have to be replaced.

Ms. Chapman said "exactly as it is now?"

Mr. Vlasich responded yes.

Ms. O'Barton stated "At this point we don't know if option B is viable. No test pits have been done in the proposed area of the pipe. She also has concerns with the condition of the side walk when a manhole is added. This is a property where our residents are elderly, their agility; their balance has to be considered. I trip over nothing I do all the time, I'm just not that graceful and I just don't see the benefit of going forward with that Option B adding safety issues for our residents here knowing but not knowing what's under that ground, not saving that much money for the taxpayers. You can do the project properly; we already know you can do it properly under Option A". "Personally, I'm just not being sold on Option B and I'm not speaking as a taxpayer. My role as a Commissioner is for the well being and safety of our residents and the integrity of our property".

Mr. Dean spoke and said "we care just as much about the people here as anybody. We know there are concerns that have been pointed out to us after the Board of Selectmen unanimously supported Option B to come to you to and ask for your permission for us to do that. I understand the concerns and we talked a lot about the diversion structure and the leveling of the pavement. I think you have heard Paul say that we are absolutely committed to maintaining the integrity of the property.

Mr. Allen asked how many manholes are going to be involved in the parking lot under Option B?

Mr. Vlasich responded there will be three.

Ms. O'Barton asked "where are those?"

Mr. Vlasich responded "two on the diversion structure and one near station 2000.

Mr. Sherman asked "you'll have four in the parking lot?"

Mr. Vlasich responded "yes under Option B yes that's correct".

Mr. Vlasich said and the question was under Option A how many manholes would there have been, there would have been three in the parking lot.

Mr. Sherman asked if they would be located at the end of the parking or the beginning of the parking lot.

Mr. Vlasich replied yes they would have been in the eastern part of the parking lot near the last two parking stalls.

Mr. Teixeira asked about the soil that is going to be removed in the parking lot itself. The specs called to backfill the trench with as much ash as possible. What are your plans for the paved area? Are you going to be back filling that with a controlled fill or are you going to be back filling that with what you pull out of there?

Mr. Vlasich responded we will be back filling it with what we pull out of it and then we will put the appropriate gravel for the parking lot.

You don't believe you're going to have compaction issues asked Mr. Teixeira.

Mr. Vlasich replied that's why we have a compactor.

Mr. Teixeira responded "I only say that because the work Jamco did for us last fall we had to get out there with a squeegee all winter long and push water out of there so I would hope that is not what we would experience after that work is done especially with a manhole being proposed in that area."

"And at that time we were still pursuing Option A and we were still under current agreement with you and that was all going to be repaved" per **Mr. Vlasich**.

Mr. Teixeira asked so on that day they just didn't compact it as well as they should have?

"That would be the answer" said **Mr. Vlasich**.

Mr. Dean said the only thing he wanted to add at this point because he knew we had been talking a little bit about numbers. The budget for this is \$760,000. \$59,000 of that came out of an infiltration account that we've already looked at a lot broader infiltration issues so basically the deadline that we have been talking about is would be half of the \$760,000. Our understanding is October 1 as the completion date.

Ms. Chapman asked so that gives you eight or nine weeks?

Yes responded **Mr. Dean**.

Ms. Chapman asked "If your elderly mother or relative lived down the front would you think she is safe in here"?

Mr. Dean replied all the due diligence has been done on this project that we have been able to do and the advice we have received has led me to conclude from that where we take every step necessary to preserve and protect the safety and well being".

Ms. Chapman replied "Our mission is for the safety and well being of the people, there are almost a hundred people in this building and they have to be safe.

Mr. Dean responded, "if I could have sent a memo thirty years ago, not to build over the existing pipes, I would have, I absolutely would have and I don't think anyone has every had any other perception all throughout this. History could repeat itself maybe something different could have been done".

Mr. Sherman heard mention of the slip lining of the pipes if we have money left from the project we'll do it otherwise we won't. Is that true?

Mr. Dean responded I think based on what I've heard we are prepared to do that.

Ms. O'Barton asked "at that additional cost".

Mr. Dean responded "I understand it will be \$40,000". An additional \$40,000 to line the pipes.

"There's a couple of things going on and I'll come back to that". The reason I wanted to come back up here said **Mr. Vlasich** was you had spoke of the safety of the residents and early on a couple of years ago when we were trying to get the agreement with you folks, the concern over resident health, worker health, everybody's health was brought up loud and clear. So we have the construction administration and inspection contractor, our consultant we built in a number lump of money so that a separate subcontractor that does environmental monitoring would be on site during construction and it's for all of those reasons".

Ms. O'Barton asked Mr. Vlasich regarding the 9/30/12 deadline when did you know about this?

Mr. Vlasich responded a couple of months.

Mr. Sherman mentioned the July 10, 2012 Board of Selectmen's meeting at which time they voted to approve Option B. This was done after Ms. O'Barton had left the meeting. He asked why at that time where there was a Commissioner of the Exeter Housing Authority Board present did you not propose this option at that time?

Mr. Dean responded "I know she takes great pains to say that she is not there as a Commissioner but as a resident. We certainly will take our lumps".

Mr. Sherman said, "That's not the way you usually do business".

Mr. Dean continued "I understand that as far as the complexity in terms of the actual project, as far as a town project we are working on our side to try to get a viable option, an alternative put together and I know as we've gotten down to brass tacks it goes without saying based on all the deadlines we are facing. It is what it is and from our perspective we tried to come up with a viable option to present to the Selectman who needed to review this project themselves and they make a recommendation which they did on July 9. They made a unanimous support for Option B as Paul Vlasich had presented to the Board. We contacted the Authority soon thereafter and Paul Vlasich did as well to talk to them about what their concerns were on A, B and we hadn't talked a lot about C and recommend the best option. We'll take our lumps".

Mr. Sherman "it's very important for us from the standpoint of a starting date. We've gotten a start date three or four times, we were planning to put our cars at the Academy. Every time we received a start date we contacted the Academy and nothing happens. They are not going to believe us next time. I understand this happens. I would think we would have a better information flow. I don't think we've been hostile when you've called up and said the contractor is ready to start next week. We went through all kinds of hoops to provide alternative parking for our residents and then nothing happens. It is aggravating and I'm not talking about the project I'm talking about the cooperation

between the Engineering Department and here. I think you have other things to worry about, I know they have other things to worry about. When we are dealing with the Engineering Department of Public Works I think we should work a little closer together.

Mr. Dean said he has a lot confidence in our Engineering Department and our Public Works Department. I think they have taken on a project that is very, very complicated. To their credit I have heard others say they wouldn't go near it if their life depended on it. I think that says a lot about their ability to tackle a project. I think that process is never perfect. There are always improvements to be made but I know Mr. Vlasich has nearly 30 years of experience and he's a graduate of Exeter High School and he cares just as much about the town as anyone else. We're in it together".

Ms. Chapman "we both want a good end result for all of us. Maybe it could have been done a little better and managed a little better but hopefully we will end up with good results".

Mr. Teixeira has two more questions for Mr. Vlasich on that pipe under building.

Mr. Teixeira asked Mr. Vlasich regarding the sewer pipe "if it was to fail for whatever reason how would it be repaired? My concern is as you know we have a couple of 12" lines that comes into that existing manhole and a 24" being proposed. If there's a break in that pipe can you regulate the sewage that comes into that manhole?"

Mr. Vlasich responded "there is a couple of ways. You have two pipes going under the building and you would try to use one of them while the other one is being repaired and the other thing we would do is bypass pumping from another manhole and go around the building to the pump station. There would be plastic pipes lying on top of the ground. And what we would have to do is do some sort of slip line, trenchless technology pipe thing underneath the building and try to repair the pipe that is broken depending on what is broken.

Mr. Teixeira asked "what would the worst case scenario be, say we can't use them"?

Mr. Vlasich responded then we would have to do some cleaning of the break, auger it out and do some bypass pumping to get under the building. Then we would have to slide another pipe in the conduit, and then go pass the break area that has already collapsed, that's the worst thing.

Mr. Teixeira responded "I don't want to put you on the spot but how much time would something like that take?"

Mr. Vlasich responded "one of the biggest hiccups would be what materials do you have on hand. I would assume under emergency conditions".

Mr. Teixeira asked what impact would that have on the residents while that was being done? Could they stay in their apartments or would they have to leave? The reason I

ask is that before you folks made the modifications to the pump station when we had a heavy rain that sewer manhole would fill up and we would end up with raw sewage in our bathtubs in our first-floor apartments. In the late 90's when they threw a bunch of money at the pumping station and it has been great since. That's the reason why I ask.

Mr. Vlasich responded what will solve backups here is all of these projects like Jady Hill which is under construction for removal of ground water and inflows and extra flows which are not sewer related.

Mr. Allen replied Plan A was put through and the pump station backed up the line it's going to come in right where it's coming in now whether it's Plan A or Plan B the backup problem stems from the pumping station not the passing of lines from either A or B.

Mr. Teixeira "Paul that 24" pipe that is being proposed along with that diversion structure that's going to help how? Is that going to help with the storm water?"

Mr. Vlasich responded "that will help not necessarily with the larger storms but you will have less flow going over to Clemson lagoon for a combined sewer overflow area over there where sewage, that would be the last of that".

Mr. Teixeira mentioned that we had a lot of data on this property prior to the project going out to bid and he wondered why some of that data wasn't utilized to better spec the project.

Mr. Vlasich feels the project was appropriately spec'd. Where you get into trouble is the agreement that was drafted with the gas company and he thinks the interpretation of that agreement, too has gotten us into trouble.

Mr. Teixeira asked "then why would you sign the agreement"?

Mr. Valsich replied "Exactly"

Mr. Teixeira felt samples that were taken back in 2009 could have been utilized to get a better idea of how much water could be discharged to the sewer plant. We know it's a complex site, nobody knows it better than us. I've been dealing with it for 20 years.

Mr. Vlasich responded, "I agree, Vern, our communications could be better and I think you and I will probably have another discussion on this topic in the near future". Mr. Sherman responded "You've got it."

Mr. O'Barton "If I may summarize briefly: my understanding from our conversations of today that Option A is still a viable option with a likely increase cost of approximately \$70,000. Option B is an option and it may increase costs by \$40,000 to line the pipes under the building and Option C has not been discussed. This is my understanding of our conversation".

Mr. Sherman responded "I don't think Option A was ever a viable project. I think Option A, when the contract was signed, was signed to get the stimulus money and a very big problem at that time was the water problem and the problem with the gas company and that same problem exists today. That's why Option A was never done. I think the project was scaled down with Option B to the point that it's doable but no test pits have ever been made. It came to 6,000 gallons of water on the front pipe they installed. They had bad equipment when they pumped in the back. Test pits Unitil did was showing a flow of 70,000 gallons. I think the 1,000,000 gallons a day came out of the Chelsea phone book because no one will own up to it".

However, I think we have a really bad site. I think we have to make best of a bad situation and that's where I stand per Mr. Sherman.

Mr. Teixeira asked Mr. Vlasich under the current agreement that we have with you folks you had agreed to overlay the front parking lot and the north parking lot and I wonder what the plan is specifically for the north parking lot. Mr. Vlasich replied under Option B the parking lot would be paved and the front would be paved also.

Ms. O'Barton if there isn't any money left over on Option B knowing the condition of this site she did not think there would be any money left over it will be spent on unforeseen issues.

Mr. Sherman responded that Mr. Dean said there will be money for slip lining of the pipes, correct? Mr. Dean was nodding his head in the affirmative.

Mr. Teixeira asked Mr. Vlasich if Option B was to pass how soon would they contract things to start?

Mr. Vlasich responded you probably would see the well point guy by August 20. The consultant said that was the last understanding that he had.

Mr. Teixeira asked "how much of our parking lot would you still want under that same agreement?"

Mr. Vlasich responded he would love that parking lot for storage and materials and stuff like that.

Mr. Sherman asked Mr. Vlasich if he could tell us where the start is and the finish is.

Mr. Vlasich it will be the contractor's call but typically we start at the most downstream spot and work your way backwards from there so it would be right in front of the building and working towards the north parking lot. There may be some work around the diversion structure. The front parking lot would be repaved.

Mr. Sherman said "you must have a number of days that you estimate this work will take". Mr. Sherman said "you're estimating the total time you have".

Mr. Vlasich replied "Yes we are basing our estimate on the deadline".

Mr. Teixeira what would the work hours be? Are you folks going to be knocking on our door asking to work Saturdays and Sundays as the deadline approaches?

Mr. Vlasich responded right now that is not part of the plan. The work hours would be 7:00 a. m. and probably not past 4:00 p. m. in the afternoon.

Mr. Teixeira thought we could work with the manholes in the north parking lot and felt a lot more comfortable about the trench work with the fact that there would be an environmental engineer on site monitoring the air while the work is being done. Mr. Teixeira's greatest concern is the pipes under the building and going forward he didn't know when they would be addressed.

Mr. Teixeira asked Mr. Vlasich "if Option B isn't passed today are you moving forward with Option C, is it viable?"

Mr. Vlasich responded "yes that is my intention Option C".

Mr. Sherman asked "what does Option C do for you"?

Mr. Vlasich responded "it replaces an undersized pipe which started the whole thing".

Mr. Sherman asked "is there any possibility of putting in a diversion structure where the present diversion structure is"?

Mr. Vlasich replied "no the configuration is all wrong for that".

Mr. Sherman asked "can you redrill it?"

Mr. Vlasich replied "no, you would have to go back and eventually do something to that diversion structure".

Mr. Teixeira asked what the town stands to lose in terms of money if Option B doesn't go forward and Option C does?

Mr. Vlasich did not have these figures readily available.

Mr. Sherman asked Mr. Dean "you said you would come up with the money to do the slip line. Can you give me a time frame?"

Mr. Dean responded "Paul said before the end of the year".

5. 10-Minute Audience Participation – Phyllis Richard where are you going to get the money that you are going to come up with at the end of the year? When someone asked you earlier would you want your mother living here, you didn't give a yes or no?

Mr. Dean responded “yes and the answer to where the money will come from the town has a million dollar bond issue for sewer line replacement and it is earmarked for Jady Hill and there's a pretty high confidence level and that we can squeeze \$40,000 out of it”.

Marge Dicey asked what the plan is for the cars in the north parking lot.

Mr. Sherman replied you will hear from us shortly.

Judy Garlington this deadline why has it come to this point? Seven to eight weeks before the deadline.

Mr. Vlasich said “it has come to this deadline hoping that agreements with the gas company would come to fruition and it didn't happen. It was also okay if we have to deal with the water at that magnitude. Can we safely put it in the water treatment plant? There are multiple layers of analysis and approval that need to happen to make sure we don't do anything wrong with the plant that we don't do anything wrong to the river once it discharges to the river”.

Mr. Dean added we opened bids for this project originally back in December of 2009 the way our budget cycle works we only have one chance every year to go to the town and ask for money and the bid of the project just about doubled from the original estimate and we were out of luck for 2010. We had to wait another twelve months before we could go back and ask for more money to supplement what we already had. It seemed like a long time and as far as the stimulus money in order for us to qualify for the match we had to wait for Plymouth to give theirs up. There was a lag of time of whether Plymouth was going to do a project. Those two elements were very important in stretching out that timeline.

Mr. Vlasich reported that there is contamination in the ground from gas company sources, there is contamination in the ground from town sources coming up with what each side thought was an equitable agreement on how to treat the ground water and we never did come to an exact resolution to either one's satisfaction.

Barbara Dupre asked about the pipes.

Mr. Vlasich responded the solution and the town manager agreed to on line is relining the pipes that go under the building and putting in a brand new pipe. Barbara also asked if we would know if the air is bad. The response from Mr. Vlasich “that is the reason we are having an environmental consultant who is going to monitor and let us know if there are any concerns and how to address them?” We will have at least one consultant here every day. If the environmental person finds a problem he notifies the appropriate person in charge.

Mr. Sherman said this was a town dump back in the 1700 or 1800's. There was a coal gasification plant across the street. The Exeter Housing Authority signed an agreement and put a deed restriction on the south portion of EHA property after receiving an authorization from HUD. The deed restriction stated no one could dig deeper in that portion unless you had the proper safeguards. The EHA referred the town engineer and Underwood Engineering to Unitil which owns Northern Utilities about that deed restriction and I don't know what became of that referral.

Mr. Sherman said "on a day-to-day basis in this building there is no problem unless the ground is disturbed. They are taking every precaution and if there are contaminants or air borne contaminants I have been told they don't go a long way out of the trench".

Mr. Allen said "this was correct and also if you were having some kind of dust problems it could be mitigated by some kind of wetting it down, hosing it down, keeping it down. If you have a high wind and you get things carried away then you need to suspend operations and have mitigation that will protect the workers and residents".

Ms. O'Barton responded "and the mitigation plan is unknown?"

Mr. Melendy from Underwood came to the mike. "The intent is always not to allow unsafe conditions to occur for offsite, outside of the work area. That is the intent of the monitoring. With metals the primary concern is dust so you wet it down and keep the dust down. On the other end of the extreme you cover up the hole so you are not exposing the contamination to the air to allow transport out of the work area. The workers are trained to work within and with contaminated materials so there is a certain expectation of their personal protection but they are trained for that. The monitoring is that there is no impact outside of the work area. The gas company will have their own people on site.

Ms. Chapman asked if there would be monitors placed around so that they can spot this in a very short time.

Mr. Melendy replied "you usually monitor upwind and downwind typically so you monitor what is coming on to the site and you monitor what is coming off of the site so as long as you are not getting more dust coming on the site than what is coming off the site you are confirming that you are not having an impact outside of the work area. Within the work area there might be fumes or odors. Typically what you smell which is from moth balls and you're going to get a lot more environmental exposure from taking moth balls and putting them in your closet than you would if you smelled them in the air from a trench".

Mr. Teixeira asked Mr. Melendy if any of the ash would be stored or stockpiled on site and if it is do we need to be concerned with that?

Mr. Melendy replied "we will have to because there is a certain amount of soil that the town will have to pay to get rid of. It's expensive to get rid of even though it is not a hazardous material it's not a clean soil you can't take it anywhere to get rid of it. You end up having to pay to get rid of it that's why we are trying to put it back into the ground and it's not going to be so many feet from the surface so there will be a two foot buffer. So, at the end of the day you are going to have in our trenches that ash is going to be better. Yes there will be stockpiles and what can't be put back in the hole it has to be covered and sandbags around it. That is something we will have to do during construction. Probably during construction you are going to see piles without something on top of it but at the end of the day everything will be covered".

Mr. Alan Bailey commented that it was a good presentation. The issue you have to consider is do you have an easement proposal before you, the responsibilities to your residents and can you delay your decision.

Mr. Sherman said his questions have been answered regarding the safety of the people. We will talk to the Academy regarding parking.

Ms. Sommers commented that there is a temporary easement if the Board is inclined to approve but an amendment would be necessary to include slip lining the pipes under the building. She suggested the town attorney draft an amendment to be added to the easement for Ms. Sommer's approval.

Ms. O'Barton asked Mr. Vlasich what were the thoughts of the Water and Sewer Committee regarding Option B?

Russ Dean replied option B was discussed with them and motioned to Mr. Allen and Mr. Allen replied I was on vacation. After the selectmen approved option B Mr. Jeffer's discussed Option B with the Water and Sewer Advisory Committee at a July meeting. Mr. Dean responded that there was no negative feedback from the Committee. At this point in the meeting Mr. Boyd Allen who is on the Water and Sewer Advisory Committee was introduced as the new Commissioner for the Exeter Housing Authority.

The following resolution was introduced by Acting Chair Person Barbara Chapman at the Board of Commissioners Meeting on August 8, 2012

Resolution to Approve the issuance of a temporary construction access agreement to the town of Exeter, NH for Option B of the Water Street Interceptor Project approved at the July 9, 2012 Board of Selectmen's meeting.

Therefore, it is resolved by the Board of Commissioners of the Exeter Housing Authority that this Resolution is hereby adopted and approved at this meeting.

Acting Chair Person Chapman moved that the foregoing Resolution be adopted as introduced, which motion was seconded by Commissioner Allen and upon roll call the "Ayes" and "Nays" were as follows:

Before the vote Attorney Sommer's recommended that we include a slip line of the pipes to include two 18" slip lines under the building to be installed before the end of the year, also the overlay of the North parking lot and the front parking lot before the end of the project. The existing agreement will need to be amended.

Attorney Sommer's asked the town to contact their attorney to amend the original access agreement and send the amendment to her for her approval before signing.

AYES

NAYS

Commissioner George Bragg

Commissioner Renee O'Barton

Commissioner Boyd Allen

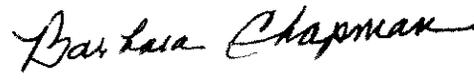
Acting Chair Person Barbara Chapman

The Chairman thereupon declared said motion carried and said resolution adopted.



Commissioner Allen made a motion, seconded by Commissioner O'Barton and the meeting was adjourned at 2:55 p. m.


Vernon R. Sherman
Executive Director


Barbara Chapman
Acting Chair Person

Timeline for Water Street Interceptor Improvements and Comment

- The project was first put out to public bid in mid 2009. Due to contaminants on the site the project was underfunded and put on hold until further funding could be secured.

In September of 2009, at the request of Underwood Engineering a limited sub-surface investigation was conducted by Ransom Environmental Consultants Inc. The investigation focused on the path of the sewer line that would be installed in the north parking lot and along the back of the EHA.

The investigation consisted of drilling 5 test borings along this path and providing soil and water samples for each boring. The depth of the borings ranged from 10-15 feet and ground water was typically encountered at 5 and 6 feet below grade across the study area.

Both soil and water samples revealed contamination from a former municipal dump site and possibly from a manufactured gas plant (MGP) that operated to the south and southwest of the study area. A summary report along with water and soil data was generated and submitted to Underwood Engineering on November 24, 2009.

Subsequent to the Ransom sub-surface investigation conducted in September of 2009 two additional sub-surface tests were performed along the same study area. The first was in 1996 when the EHA planned to construct a maintenance garage in the study area. Concerns were raised with the compaction of the soils and a compaction test was ordered and performed by Atlantic Testing Laboratories. The test consisted of two test borings and the soil samples that were taken revealed similar materials to those of the Ransom Investigation. Ground water was observed at 5 and 6 feet below grade.

In May and June of 2009 three test pits were made by Underwood Engineering Inc. in the study area. The two test pits that were taken in May consisted of a visual inspection and the test pit made in June consisted of a visual inspection and sampling of soils, ground water was also observed at 5 and 6 feet below grade. Soil samples collected from test pit three in June revealed similar characteristics of those in the Ransom report.

All the supporting data from these three sub-surface investigations are included in the sewer interceptor project manual and were all available to Underwood Engineering Inc. 18 months prior to when the project went out to bid in June of 2011.

It appears appropriate to ask why the water samples collected by Ransom Environmental were not used to help gauge the amount of water that could be accepted daily at the water treatment plant.

Having this information in the specifications would have set parameters on how much water could be discharged daily to the water treatment plant and provide contractors with a better understanding of the restrictions they would be held to.

It appears this would have been a logical approach considering the known contaminants in the ground and the high water table.

- In early to mid 2010 the project received additional funding. The town would contribute \$350,000.00 through warrant articles that were passed in 2009 and 2010 and an additional \$350,000.00 would be funded through ARRA.
- In mid June of 2011 the project was put out to public bid and on June 28, 2011 a pre-bid meeting was held with prospective bidders. The minutes of that meeting state that there would be limited drainage.
- Sealed bids were opened on July 16, 2011 with two contractors responding to the solicitation.
- On August 1, 2011 the board of selectmen selected the bid submitted by Jamco Excavators LLC. out of South Hampton, New Hampshire for the sum of \$539,955.00.
- On September 16, 2011 a preconstruction meeting was held at the Public Works office. It was around this time that the mention of pumping one million gallons a day of ground water was first mentioned.

- On October 5, 2011 the contract was executed and the contractor was issued a notice to proceed construction on October 11, 2011 with a final completion date of December 10, 2011.
- In October of 2011, Jamco installed approximately 20 feet of sewer pipe under the main parking lot of the EHA. This work was done so that EHA could complete a ADA accessibility project that was underway and had been put on hold for several weeks.
- In early to mid November of 2011 Jamco performed a test pit in the back portion of the EHA property. It was our understanding that the objective was to determine if a trench pump could be utilized for dewatering ground water. This test was performed over a two day period and due to a combination of equipment failure and the method that was applied, it was unsuccessful.
- On March 20, 2012 AECOM Environmental (Unitil Consultant) performed a ground water pump test in the parking lot of the main pump station located behind the EHA building. It is our understanding that this test was to help determine how much water would have to be pumped daily in order to construct the project. The estimate that we were given was 70,000 gallons.

It would seem logical that an additional ground water pump test would have been scheduled considering the million gallons of water a day that was being estimated.

- On June 4, 2012 a selectmen's meeting was held. Mr. Dean provided the board with an update summarizing a memo from Mr. Vlasich to Ms. Perry. It is our understanding that the board received a copy of this memo.
- On July 9, 2012 a selectmen's meeting was held. Mr. Vlasich provided an update on the project and at this meeting introduced "Option B", which was later approved that evening by the board of selectmen. It is our understanding that the board received a copy of that memo.
- On July 10, 2012 we received an email from Mr. Vlasich informing us of the change in the design and that the board of selectmen voted to go with a reduced scope of work referenced as "Option B". Attached to the email were the two memos addressed to Ms. Perry from Mr. Vlasich dated June 4th and July 9th and included a sketch of "Option B" .

- On July 12, 2012 Sharon Cuddy Somers (EHA Council) sent Mr. Vlasich a letter outlining the concerns that the EHA had with “Option B” and informed Mr. Vlasich that any new easement would have to be authorized by the board of commissioners, and that they would be meeting next on August 2, 2012.