

Minutes of the February 17, 2026, monthly meeting of the commissioners of the CHWP.

Meeting was called to order at 6:00 PM by Chair Richard Bairam

Pledge of Allegiance

Roll Call conducted by Chair Richard "Turk" Bairam

Present: Richard Bairam, Linda Bonney – Treasurer, Ray Bonney, Joan McDonald, Karen Nadeau - Clerk, Attorney BJ Branch, Chris Culberson - Superintendent, Jarrod Williams.

Excused: None

Motion by Joan McDonald and seconded by Jarrod Williams to approve the meeting minutes of January 20, 2026; all in favor, with Ray Bonney abstaining as he was not present at the January meeting.

Public Comment: None

Treasurer Reports: January 1- 31, 2026

Business checking account:	\$759,016.31 (January Int. earned \$735.70)
Business Debit Card account	\$129.09 (January Int. earned \$0.49)
310 Londonderry Escrow 5/28/2025	\$10,060.46 (January Int. earned \$5.98)
Past Due Accounts 1/31/2026	\$30,640.55(167 Accounts)
Open Balance Report 1/31/2026	\$152,821.38 (1105 Accounts)
January 2026 Adjustments	\$251,613.03

A/P Manifests were reviewed and approved by the commissioners for \$36,866.75 dated 1/29/2026, A/P Manifest for \$46,693.95 dated 2/17/2026, Money Transfer \$1,000.00 dated 2/4/2026.

Payroll manifests for payroll weeks 1/04/2026 thru 1/31/2026 were also reviewed and signed by the commissioners.

3 - CD investments with TD Bank:

CD #	DATE OPENED	CD - TD BANK TERM & RATE	Original Investment	Rollover Investment	Maturity Date
7822	12/26/25	90 DAY @ 3.04%	\$50,000.00	\$51,372.21	3/26/26
7830	1/23/26	90 DAY @ 3.02%	\$50,000.00	\$51,501.70	4/23/26
7848	12/24/25	60 DAY @ 3.08%	\$50,000.00	\$51,367.75	2/23/26
Overall Interest Earned since 3/27/2025 on Mutured CD's					
			Original Investment	Interest Earned	Current Balance
		Totals	\$150,000.00	\$4,241.66	\$154,241.66

Motion by Jarrod Williams and seconded by Ray Bonney to accept the treasurers report as presented; all in favor.

Correspondence: A donation of \$250.00 was made to the American Heart Association in memory of Turk's wife, Beverly Bairam.

Legal Correspondence:

- Attorney BJ reviewed the meeting minutes and noted that the Treasurer, Linda, presented a motion concerning the Housekeeping Rule, Indemnity Rule, and Policy approval. Since the Treasurer is not a voting member during regular meetings, a commissioner must initiate the motion and subsequently second it.
- Manchester Manor – Agreement: Superintendent Chris will work with Attorney BJ and Manchester Manor over the next few months to develop a new agreement and establish updated policies moving forward. Nothing New to Report
- Granite Hill and Granite Heights – Agreement: An agreement is already in place for Granite Hills and is considered clear and concise. However, the Granite Heights agreement requires further attention. A document of understanding will be developed to clarify responsibilities for water valves and road maintenance in both Granite Hills and Granite Heights. This document will distinguish between public and private areas and will be recorded as an easement on all affected properties to ensure clarity and consistency in future maintenance. Superintendent Chris will draft a document identifying which valves fall under precinct responsibility, accompanied by a map. This information will be incorporated into the recorded easement. Ongoing, and it maybe a few more months before it's completed. Nothing New to Report

Old Business:

- Proposal for Commissioners Compensation Adjustment – 2026 warrant article
- Superintendent Succession Plan – Previously Tabled
- 2026 Budget: Approved by Commissioners. Budget Committee Presentation was Thursday January 22, 2026 at 6:30 PM Hooksett Town Hall. The Budget Committee approved the

budget, 11–0. The Committee requested the Trust Fund balances and asked that the Commissioners' vote on the warrant articles be provided. Chris provided both to the committee.

- 1373 Hooksett Road – The proposal involves constructing a 10-bay building in the vacant lot. For the water they will connect to Hunt Street with a 6-inch which will be for fire, and a 2-inch connection will be tapped off for the domestic supply. One meter for the building.
- Policy Reviews – Recovery Policy (2011) The Board received an update regarding the cybersecurity grant program through the Overwatch Foundation. The program is funded through a 100% grant administered by the New Hampshire Department of Environmental Services (NHDES), with federal funding passed through the State of New Hampshire. The program consists of four phases. A preliminary assessment has been completed. Representatives conducted a comprehensive on-site assessment of all infrastructure to evaluate cybersecurity vulnerabilities. A full report with findings and recommendations is expected by the next meeting.
Under the third phase of the program, grant funding will support implementation of recommended improvements for up to three years. It is anticipated that the majority, if not all, cybersecurity upgrades — including equipment and related expenses — will be covered under the grant.
- 1285 Hooksett Road – Rite Aid – TFT. Chris reported that Town Fair Tire is proposing to locate at the site. Dana Pendergast contacted Chris regarding the project, and the plans were subsequently dropped off for review. Chris stated that he had several questions and concerns, which were addressed by the property owner. He further noted that the change of use is being processed administratively by the Town. Chris confirmed that Central Hooksett Water Precinct's questions and concerns have been addressed.
- 2025 Audit – The auditors are scheduled to come back March 19 and 20th.
- Ray inquired about the painting of the fire hydrants. Chris stated that he is planning on painting them this year in yellow with the blue trim.

New Business:

- Water Main Break – Benton Road. On January 31, a distribution system water main break occurred — the first in five years that Chris has been at the precinct. Low suction alarms were triggered at all booster stations at approximately 2:30 a.m., indicating a significant loss of system pressure. Upon investigation, Josh located the failure while responding from his residence. The estimated flow rate of the break was approximately 2,400 gallons per minute. The affected main was isolated and the flow was fully secured between 5:30 a.m. and 6:00 a.m. Approximately 20 service connections were impacted by the shutdown. Repairs were completed and system pressure restored, with full service reestablished between 5:00 p.m. and 5:30 p.m. the same day.

During the service interruption, several residents in the affected area posted on social media expressing concern regarding the loss of water service and requesting information. A review of

the system's website alert subscription list indicated that, of approximately 1,900+ customers, only 63 are currently enrolled in emergency notifications.

In response, Karen developed an informational flyer explaining the purpose of the alert system, including notifications for water main breaks, boil water advisories, hydrant flushing, and other service-related updates. The flyer includes sign-up instructions and a QR code linking directly to the registration page. The flyer will be posted in common areas, including the mail rooms at Granite Hill, and Chris will include the flyer in the next utility billing cycle to increase customer enrollment.

Superintendents Report – Included in the monthly package to Commissioners. Posted online and in the office.

Motion by Jarrod Williams to accept the superintendents report as is and seconded by Ray Bonney; all in favor and accepted as presented.

Housekeeping Rule, Indemnity Rule and Policy Approval – Motion made by Ray Bonney and seconded by Jarrod Williams all in favor.

With no other business to be conducted, a motion was made by Ray Bonney to adjourn and seconded by Jarrod Williams at 7:11 PM; all in favor.

The Annual Meeting will be held on March 17, 2026, at 6:00 PM. With the Monthly Meeting to follow.

Respectfully submitted

Karen A. Nadeau
Precinct Clerk



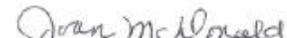
Central Hooksett Water Precinct Board of Water Commissioners Payables Manifest

February 17, 2026

The Attached invoices listed with printed checks numbered 23174-23195 in the total amount of \$46,693.95 was reviewed and approved by the Board of Commissioners on February 17, 2026.


Richard Bairam


Rety Bonney

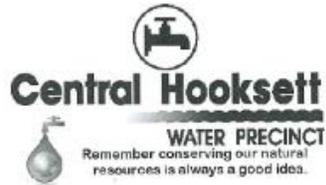

Joan McDonald


Karen A. Nadeau


Jared Williams


Linda Bonney - Treasurer

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Email: info@centralhooksettwater.org



Central Hooksett Water Precinct Board of Water Commissioners Payables Manifest

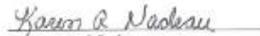
January 29, 2026

The Attached invoices listed with printed checks numbered 23166-23173 in the total amount of \$36,866.75 was reviewed and approved by the Board of Commissioners on February 17, 2026.


Richard Bairam


Ray Bonney


Joan McDonald


Karen A. Nadeau


Jarrod Williams


Linda Bonney - Treasurer

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