

Hooksett Sewer Commission
Meeting Minutes
February 21, 2023

INITIALS	COMMENTS
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This meeting was called to order at 12:00pm. Present were Chairman Sidney Baines, Commissioner Richard Bairam, Commissioner Robert Duhaime, Superintendent Ken Conaty and Assistant Superintendent John Clark.

Approve and Sign Manifest

Approve Meeting Minutes: Commissioner Richard Bairam made motion to approve the regular meeting minutes and the workshop minutes from February 7, 2023. Commissioner Robert Duhaime seconded. All in favor, the motion was carried unanimously.

Read Correspondence

Financial Report: None

Scheduled Appointments: 12:00pm- Earney May from Silver Creek Development **RE: Granite Heights**

- Earney May was a no call, no show

12:30pm- Dave Scarpetti and Doug Mcquire **RE: Property near bypass 28** located near the barking dog. The ZBA approved 72 residential units along with commercial development. There currently is a developer interested in doing both projects together. There would be 39 commercial units. There was discussion on how this would be connected to the sewer. Commercial services must come into a manhole. Capacity is unknown at this point for the commercial side of this project. The connection fees were discussed for the residential development, \$6200 per connection for the residential side. Design plans will be done up for the pump stations. These would be privately owned pump stations. The wastewater treatment facility would not be responsible for maintenance. More concrete plans will be drawn up and submitted to Superintendent Ken Conaty. This project has not yet gone in front of the planning board. All of this was preliminary discussion.

Conceptual conversation: Property located near brick house, possible site for Townhomes. There is sewer on Dartmouth Street that goes up to Hunt Street. Discussion was had on ideas of how this property would connect to sewer.

Superintendent Conaty's Report:

Plant: (Assistant Superintendent Clark gave this section of the report)

- Plant numbers are looking much better
- The air tanks have been rebalanced
- An oil leak in IFAS blower 4 was discovered

- Superintendent Conaty is working on Collection system report which should be ready for the next sewer commission meeting.

Solar:

- Solar production is on par for this time of year

Phase 3A Plant Upgrade:

- Sparge air blowers complete to available tanks
- The new mixers were tested by the manufacturer rep and passed
- Lots of wire is getting pulled
- IFAS tanks 2D & 2E taken offline for retrofit
 - Old screens have been removed
 - Concrete demo is ongoing
- Next construction meeting is March 7th at 1:00pm

Force Main Replacement/Martins Ferry PS Upgrades:

- Superintendent Conaty is going to meet with Jill at Old Castle

Dewatering Project:

- Still working on design

Asset Management:

- Work orders continue to progress
- Working on risk assessment
- Training for GPS unit is next month
- March 16, Superintendent Conaty is having a Zoom meeting with NEWEA asset management group.

TIF Project:

- Bruce Thomas came in to give the sewer commission a brief update. He did mention that an inspection will be occurring on the lilac crossing pedestrian bridge.
- Bruce Thomas received an email from Mr. Clark stating that the New General Manager is willing to sign the documents. Bruce said he forwarded the email to Superintendent Ken Conaty.
- Old memorandum of understanding was requested from the Hooksett Sewer Commission (Attachment 1).
- Bruce Thomas made mention of the Town Council meeting and what has been going on within those meeting with TIF projects.

Other:

- EII radio communication program should start at the beginning of March
- Scanning plans should be coming to an end hopefully in the next couple of weeks
- Investigation of inflow issue around west Alice Ave is still being done

- Superintendent Conaty looked into the cost to the HSC associated with lighting up the Lilac Bridge over the Holiday. Part of the bridge lights were connected to the HSC pump station. Superintendent Conaty said the cost was so insignificant that he is not going to worry about it.
- Superintendent Conaty drafted a letter to Governor Sununu (Attachment 2). The sewer commission read it and Commissioner Robert Duhaime made motion to send the letter to Governor Sununu. Commissioner Richard Bairam seconded. All in favor, the motion was carried unanimously.
- Superintendent Conaty will be on vacation next week
- Assistant Superintendent Clark's vacation is the week following Superintendent Conaty's.

Old Business:

- TIF updates are every third Tuesday of the month
 - Bruce Thomas came in
- Construction progress meetings are the first meeting of the month
- Personnel Policy, Employee benefits and Job Description.

Personnel Policy: Commissioner Robert Duhaime made motion to accept the housekeeping updates and amendments to the personnel plan and to change vacation time for “grandfathered” employees to align with the current policy. 106.26 hours will be removed from their current vacation bank and monthly accruals will start July 31, 2023. The maximum carryover hours will be 120 hours for this year only and will go back to 100 hours next year. Unused sick pay, over the 240 hour cap will continue to be paid in the calendar year. Commissioner Richard Bairam seconded. All in favor, the motion was carried unanimously.

Employee Benefits: Commissioner Robert Duhaime made motion to accept the revised benefits list for all employees and have Office Manager Linda O’Keefe review them with each employee. Commissioner Richard Bairam seconded. All in favor, the motion was carried unanimously.

Job Descriptions: Commissioner Robert Duhaime made motion to accept the amendments to all job descriptions. Commissioner Richard Bairam seconded. All in favor, the motion was carried unanimously.

New Business:

- Next Meeting is Tuesday March 7, 2023
- The owner of 1776 Hooksett Road was informed that they owe the HSC, system development fees for the additions done to the property. Email correspondences with the owner were discussed.

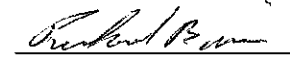
Non-Public Session: The Sewer Commission did not go into non-public session

Public Input: None

Adjournment: Commissioner Richard Baram made motion to adjourn at 1:42pm. Commissioner Robert Duhaime seconded. All in favor, the motion was carried unanimously.

Respectfully Submitted,

Kim Langlois (Billing Clerk)

A handwritten signature in cursive script, appearing to read "Richard Baram", is written above a horizontal line.

Richard Baram (Clerk)

MEMORANDUM OF UNDERSTANDING

This memorandum of understanding between the Town of Hooksett, Sewer Commission (hereafter "Sewer Commission") and Tri-Town Ice Arena Limited Partnership (hereafter "Arena") memorializes the understanding of the parties regarding granting the Hooksett Sewer Commission a License to utilize a portion of the land as shown on the attached Plan Sheet E-001, August 6, 2018 at Tax Map 17 / Lot 31, located at 311 West River Road, Hooksett, NH (hereafter "Licensed Premises").

The Arena grants a license to the Hooksett Sewer Commission and its contractors and agents to construct a sewer pump station, force mains, and gravity sewer on land of the Arena. The license further allows for vehicular access along the existing driveways and parking areas to access the work areas only as shown on said plan. Overnight parking of vehicles on the land on the Licensed Premises and shall be minimized. Truck access for the proposed sewer pump station construction shall utilize the north westerly driveway and a temporary gravel access to the construction to prevent construction related truck access through the main parking area of the Arena. The temporary truck access drive shall not be required for the Horizontal Directional Drill project being executed from August 6, 2018 through October 31, 2018.

The Sewer Commission or their agent agrees that it will sweep as needed, the existing driveways and parking areas to minimize dust. All excavations on the land of the Arena shall be either backfilled or adequately protected to ensure a safe condition at all times. The Sewer Commission will be solely responsible for safety on the Licensed Premises including compliance with all State and Federal regulations and laws. The Licensed Premises shall be returned to its original condition or better prior to the granting of the License with exception of above grade improvements upon the expiration of the License.


The Arena shall be held harmless against any all claims resulting from this License by the Sewer Commission and shall defend such claims at no expense to the Arena with legal counsel acceptable to the Arena.

All contractor and agents of the Sewer Commission shall provide liability and workers' compensation insurance in limits acceptable to the Arena which names the Arena as an additional insured on the liability coverage. A certificate of insurance for any contractor or agent working on the Leased Premises shall be provided prior to being on the Leased Premises.

This license shall expire the sooner of September 30, 2018 or the signing of an easement to include the Licensed Premises. If a permanent easement is not



signed by the noted date both parties must agree to an appropriate extension of time to finalize and sign the permanent easement. The consideration for this License shall be the waiving of any connection fees and the Sewer Commission will provide a sewer service from the tie-in point to the gravity sewer main into the pumps station for the Arena, outside the limits of the anticipated permanent easement. The Arena will tie into the sewer service with its own forced main.

The Sewer Commission to be responsible to install the services line for the Arena from the back to the main gravity line. *AS SURVEY BY PLD* 

The arena will not be charged an accessibility/connection fee.

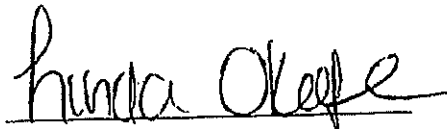
The sewer connection can be made once the pump station is operational even though other sewer is not flowing into the pump station.

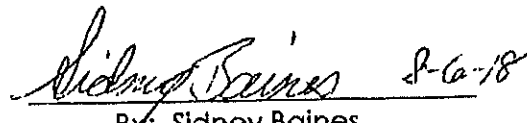
The final easement may include minor adjustments from the items noted in this Memorandum to address minor design and construction related changes if agreed to in advance by both the Arena and the Sewer Commission.

This license shall be effective once signed by both parties as of August 6, 2018.

Agreed to:


HOOKSETT SEWER COMMISSION


Witness

 8-6-18
By: Sidney Baines
Chairman, duly authorized

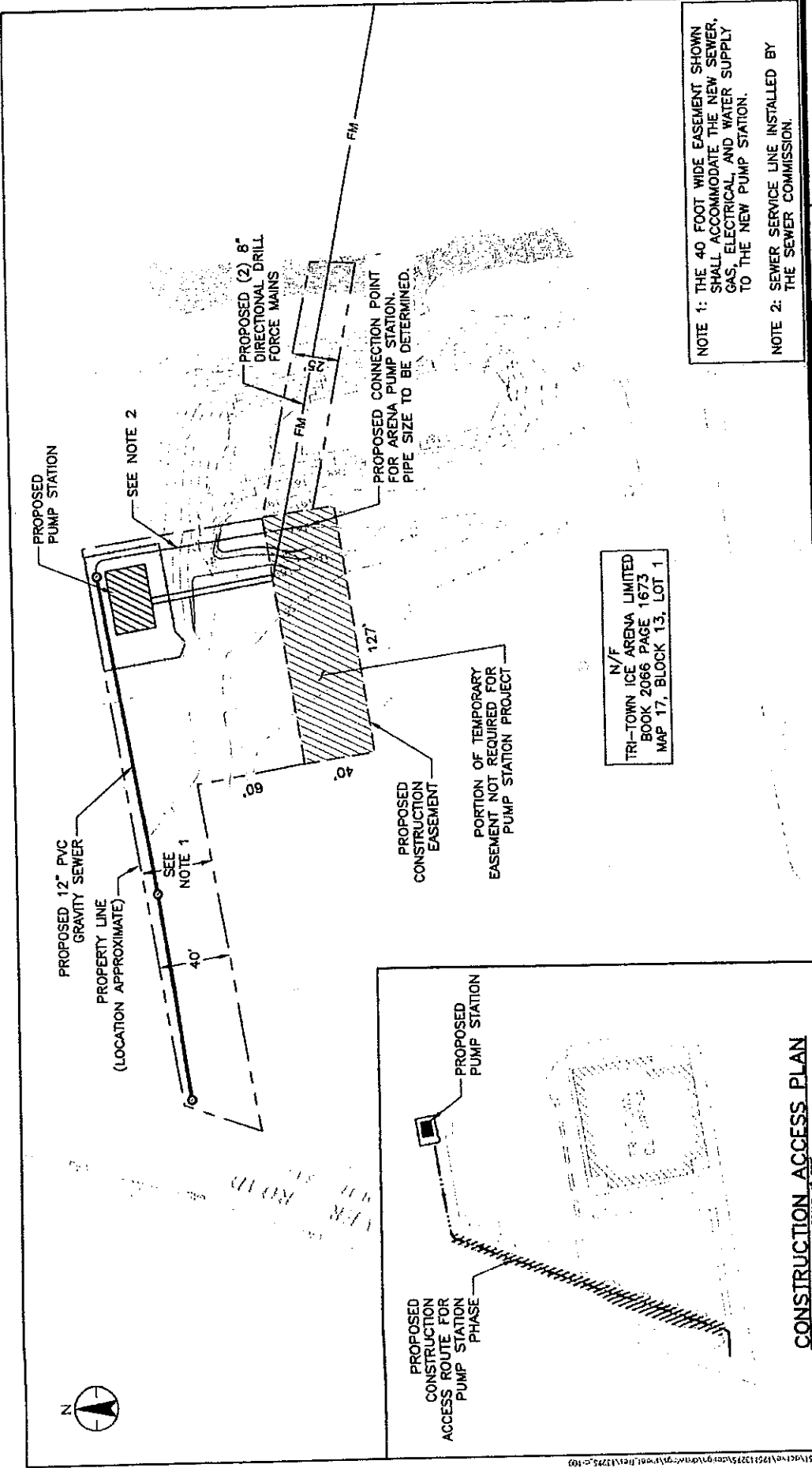
TRI-TOWN ICE ARENA LIMITED PARTNERSHIP


Witness


By: Allan R. Clark
Manager
Tri-Town Arena Management,

LLC

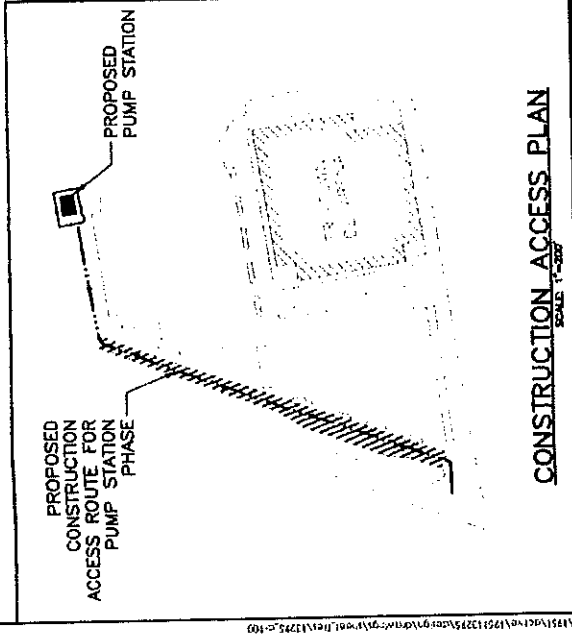




N/F
 TRI-TOWN ICE ARENA LIMITED
 BOOK 2066 PAGE 1673
 MAP 17, BLOCK 13, LOT 1

NOTE 1: THE 40 FOOT WIDE EASEMENT SHOWN SHALL ACCOMMODATE THE NEW SEWER, GAS, ELECTRICAL, AND WATER SUPPLY TO THE NEW PUMP STATION.

NOTE 2: SEWER SERVICE LINE INSTALLED BY THE SEWER COMMISSION.



<p>Stantec Stantec Consulting, Inc. 1000 North 17th Street, Suite 100 Portland, ME 04107 Tel: (603) 884-8172 www.stantec.com</p>	<p>PROPOSED CONSTRUCTION EASEMENT BOUNDARY</p> <p>PROPOSED PERMANENT EASEMENT BOUNDARY</p>	<p>Client/Project TOWN OF HOOKSETT, NH ROUTE 3A PUMP STATION</p> <p>Project No. 195113295</p>	<p>Scale AS NOTED</p> <p>Date 2018.08.06</p> <p>Figure No. E-001</p>
	<p>PROPERTY LINE BOUNDARIES OBTAINED FROM THE NEW HAMPSHIRE PARCEL MOSAIC AT WWW.GRANTLINK.NH.EDU</p>	<p>0 50' 100'</p>	<p>THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT PLAN</p>

195113295-01



Hooksett Wastewater Treatment Facility

Board of Sewer Commissioners
1 Egawes Drive
Hooksett, NH 03106
(603) 485-7000

February 17, 2023

Honorable Governor Sununu
State House
107 North Main Street
Concord, NH 03301

Dear Governor Sununu,

As you know New Hampshire wastewater and water treatment facilities are run on a frugal budget so as not to have large increases to users and taxpayers. The Hooksett Sewer Commission took a proactive approach to help keep the rates here low.

In Hooksett we installed a 715Kw solar field to help offset the cost of electricity at a cost of \$1.3M. An interconnect with Eversource was installed as part of this project. The project came online in January 2021 and the commercial electric rate was \$0.0787kwh.

To have the payback for any excess power produced to the plant we were required to use Eversource as our supplier of electricity. We were not given the option of using one of the suppliers that supply less expensive rates. The rate for my January bill was \$0.4856kwh. We understand there is an elevated cost to business right now but nowhere else have any costs increased the percentage this has- 617% increase!

I don't even want to think of the ramifications to my user base if I raised my rates over 600% in less than two years. As a commercial electricity user, we believe the PUC should not have granted the huge increases Eversource requested or at a minimum required a municipal rate to be developed. There is no possible way to budget ahead for such ridiculous increases.

We feel penalized by attempting to offset both our costs and help by sending power to the grid. To date we have sent 978,400kw to the grid to help supplement power in NH. I look forward to hearing your position on this.

Regards,

Kenneth Conaty
Superintendent
Ken.hooksettwwastewater@gmail.com

CC: TOWN
MANAGER