

HOOKSETT SEWER COMMISSION
FEBRUARY 18, 2025
MEETING MINUTES

INITIAL	COMMENTS
<u>B</u>	
<u>JCO</u>	
<u>RD</u>	

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

Pledge of Allegiance.

Manifests were approved and signed.

Approve Meeting Minutes: Commissioner Duhaime made a motion to approve and sign the workshop and regular meeting minutes of February 4, 2025. Seconded by Commissioner Bairam. Motion carried.

All correspondence was read.

Financial Report: NONE

Scheduled Appointments: Panera and Coffee Shop 1265 Hooksett Rd.

At 12:01 pm. Steve Mayor, from Allen & Major Associates, was in to see the Board regarding the proposed Panera Bread Restaurant and Coffee shop at 1265 Hooksett Road. S. Mayor gave everyone a set of plans for the project. The project has already gone to the Planning Board

Panera will have a gravity fed connection to an existing manhole on site. They're proposing an ejector pump for the coffee shop, which is located behind the old Kmart building..

There's no seating inside the coffee shop so the flows are minimal at 40 gpd. Panera will have a seating capacity for 78 and the proposed gpd for both is 2,620 gpd.

Supt. Conaty did not have any problems with the project. Both Panera and the Coffee shop will have a grease trap. He agrees with the flows and has no problem with capacity.

Since Panera will be in the front, facing Hooksett Rd., Supt. Conaty commented that his pump station, in the front, needs to be available 24/7, 365 days a year and can't be blocked off.

Supt. Conaty stated that Brady Sullivan owns the property.

Commissioner Duhaime made a motion to approve the layout for Panera Bread and the Coffee Shop. Seconded by Commissioner Bairam. All in favor. Motion Carried Unanimously.

Heads Pond:

At 12:15pm. David Campbell and Ron Corriveau were in to see the Board regarding the Heads Pond project. D. Campbell stated that Manchester Sand has decided to sell the project "As Is" and they just need to re-visit some history on the project and verify some things.

Former Plant Superintendent, Bruce Kudrick, was also present for this discussion.

D. Campbell explained that they created a website www.headspond.com to walk someone through the whole project. They're doing their due diligence for someone who wants to buy the project. They're here to ask about the sewer situation so they can have that on the website to make it easier for anyone to evaluate the project. One of the few things that are a little fuzzy is the agreements with the sewer department.

R. Corriveau and D. Campbell went over the history of how they arrived at the number of sewer connections they already paid for. They originally started with 250 units. 121 units were subtracted for Carriage Hill and Carriage Manor leaving a balance of 129 units. All were in agreement. R. Corriveau stated that Phase 1 and 1A is 132 units.

Supt. Conaty stated that there's no way the Merrimack St. pump station can handle 132 units. B. Kudrick stated that he remembered telling Manchester Sand that the pump station could only take 70 units at the time

Supt. Conaty explained that the Bernice Street extension project (off Bert St.) has to go to the Merrimack Street pump station. They're having a pre-construction meeting in 2 weeks. Those 27 units have to come off the pump station allocation which brings it down to 43 units left to go through the pump station. Supt. Conaty thinks he can allow 50 to 55 units from the Heads Pond project and that's it.

The problem is the size of the piping coming down to the Merrimack St. pump station. The upgrade to the station is approximately \$2.5 million. That's just for the pump station and not the piping.

Supt. Conaty proposed an alternate cross country route that would benefit 4 projects that are all in the same boat needing capacity. It would require approximately 700 feet of sewer line. Most of it is cross country so there's no asphalt cost. Supt. Conaty stated that he hasn't priced it out but guessed that it would cost \$1 million dollars. D. Campbell stated that it could be divided by 4 parties and allocated on a unit basis. Supt. Conaty stated that all the developers would have to sit down together to figure it out. He would have to have an honest conversation with all 4 parties about what they're going to need for usage.

Supt. Conaty explained that he talked with the Board and there was a consensus the Sewer Commission would pay for the Engineering portion and the Inspection portion of the project. He would get it engineered and get it to bid. He would work with D. Campbell and R. Corriveau on the cost allocations to see what everyone would owe. Before the project starts, Supt.

Conaty wants everyone's money in an escrow account because he doesn't want to use public funds for the installation of the line.

The next step would be to get everyone together to see what they'll need. The possible projects would be Brady Sullivan, Otterson St., University Heights and Manchester Sand.

There would need to be an agreement for anyone else that wants to hook on to the sewer line in the future. There would be a fee that would need to be paid back to the Sewer Commission.

R. Corriveau asked how long it would be to get things started. Supt. Conaty stated that, if everyone is on board, Underwood Engineers could fast track the design and be ready to go to bid at the end of this summer with work starting in winter.

Supt. Conaty needs to see the sewer design for Heads pond project and get it to the State to renew the State Discharge permit and make sure it meets today's regulations. The last permit lapsed in 2008 and needs to be renewed every 3 years. The permit for this project has never been renewed.

The Sewer Commission will **not** do any engineering for the project until there's an agreement in place with all participants.

Chairman Baines said it looks to be a fair solution for everyone involved. D. Campbell agreed.

Assistant Superintendent John Clark reported on the following:

PLANT NUMBERS FOR JANUARY

- TSS 13.2 mg/l 95.0% removal
- BOD 18.8 mg/l 94.0 % removal
- pH average is 7.34
 - average low is 7.2
 - lowest point is 7.12
- Permit
 - Permit is open for public comments. They were due on 2/13/25 and sent in by Atty. Lucic.

SOLAR:

- Production looks average for the month.
- Asst. Supt. Clark will have the solar financials available for the next meeting.

Superintendent Ken Conaty Reported on the Following:

FORCE MAIN REPLACEMENT/MARTINS FERRY PS UPGRADE

- Six easements granted – waiting on one. McClellan (1) – Working on final.
- SRF funding list
 - It looks like bid will be after March vote.
 - Archaeological report came back.

DEWATERING PROJECT:

- Screw Presses will be delivered tomorrow.
- Conveyors are on site.
- Supt. Conaty and Asst. Supt John Clark went to NY last week to check on the progress of the screw presses. They went through all the testing to make sure they were working properly.
- There are a couple of change orders needed for this project. Doors, polymer lines, flow meters on the polymer lines and TSS meter.
- 2nd construction meeting is March 18th at 1:00pm.

ASSET MANAGEMENT:

- Entering new equipment – creating new database – on hold while working on permit.

TIF PROJECT

- Tri Town pump station is fully functional.
- Electrician is waiting on 3 lights.
- There's a TIF meet tomorrow, at Town Hall, at 4:30pm.

OTHER:

- NH DES cyber security implementation – still working on bugs.
- Merrimack St. pump station – New pole and transformers getting scheduled.
- Sludge blowers to be ordered.
- Working on RAS pump controls. RAS pump came in last week.
- University Commons – (20 townhouses) – started on sewer today.
- Chester Woods (72 apartments and 39 contractor bays) starting soon.
- 47 Thames Rd Apartments (16) - started.
- .GOV email and website swap over –March
- Supt. Conaty is on vacation next week.

OLD BUSINESS: Modifying Sewer Rates, to keep up with inflation, were tabled at the last meeting. Chairman Baines stated that the new rates look ok to him. The new quarterly rates are: Industrial from \$102 to \$105; Commercial from \$65 to \$67 and Residential from \$40 to \$41. The gallon usage rate will go from \$7.40 per thousand gallons to \$7.65 per thousand gallons. The new rates will take effect with the July 2025 usage but not billed until January 2026. Commissioner Duhaime made a motion increase the sewer rates for the Industrial,

Commercial and Residential and gallon usage as previously discussed. Seconded by Commissioner Bairam. All in favor. Motion Carried unanimously.

NEW BUSINESS: NONE

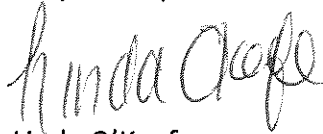
NON-PUBLIC SESSION: NONE

PUBLIC INPUT: NONE

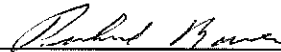
ADJOURNMENT:

Commissioner Bairam made a motion to adjourn at 1:20pm. Seconded by Commissioner Duhaime. All in favor. Motion Carried unanimously.

Respectfully



Linda O'Keefe
Office Manager



Richard Bairam, Clerk