

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING AGENDA**

Wednesday February 20th 2019

5:00 P.M.

Room 105 Town Office

Pledge of Allegiance: 5:03

Attendance: David Scarpetti-Chair, Matt Barrett, Jim Sullivan, Mark Chagnon, Dan Lagueux, Alden Beauchemin, Roger Duhaime @ 5:31

Excused: Ivan Gult, Paul Scarpetti

Staff: Don Winterton - Acting Town Administrator, Nicholas Williams – Town Planner, Bruce Thomas – Town Engineer, Kathy Lawrence – Staff Support

@6:25 - Matt Barrett & Mark Chagnon had to leave for another meeting

Approval of Minutes: Motion to approve minutes of 1/16/19 made by: Mark Chagnon, 2nd by: Matt Barrett

Changes: None

Mike Heidorn and Todd Smith of Hooksett Village Water- Power Point Presentation:

Todd We really appreciate the chance to meet with the EDAC and provide them with insight to the precinct. We implemented a CIP plan 2 years ago to help fund improvements that have been made over the last 2 yrs. We realized a dire need for repairs for the future of HVW.

Mike Heidorn Superintendent, also expressed appreciation to be able to meet with EDAC and Mike provided some visuals of the deteriorations of existing infrastructure and completed improvements: 4 pump stations, 3 storage tanks, and 30 miles of pipes. He provided a map of sources and locations.

David are there any restrictions around the water sources to protect the water quality?

Mike I have not check into any required restrictions, I don't know if there even are any. We are in good shape as far as septic systems goes around the Pine Street water source, they are not close. The pond is a great situation.

Mark are there any personal restrictions on people going swimming?

Mike there is somewhere in the Town Code to restrict non-motorized use and no swimming is allowed. We have had issues with ATV tearing the area up and we have worked with home owners on keeping it pristine. We have an emergency inter connection agreement with Central Water at Hanna Ho Hee Pond. In January we had a water line brake on Highland Street and we found the mapping and documentation of our assets were not accurate. That is an example of the challenges we face

Jim what is the age of a lot of your pipework and system?

Mike we formed in the 40s and we still have a lot of pipe from the 50s. There are generations of pipe out there and it is challenging when we have a situation like the Highland Street break, we never know what we may find we start to dig for the pipe.

Todd provided information on state mandated upgrades along with projects that had been scheduled for updating. All this hit when we had a small budget. When Mike came on we started from ground zero to assess and address a multiple of problems. Everything from record keeping, filing, equipment and system improvements. That is why we are working with a CIP for a long term plan to address all these necessary improvements. The source developments are put in place. We would love to tap into Bow because they have an abundance of water, but there is $\frac{3}{4}$ of a mile of no pipe for the connection we would need. We need to figure how to get that pipe connected.

David Instead of towers would it be more cost effective to connect with Bow?

Mike it is a combination of everything. We have a river that separates our lines. In the ideal world we would have redundancy on both sides of the river. We have had conversations with Manchester & Bow about inter-connection agreements for emergencies. We like to talk with everyone that is why we are here. My fear is if we have a break in the main area at 3A we could have no water from the self-storage property to the Rest Area at the Bow line. Once we get the new tank on line we need to look into how to get rid of the old one. It is a small tank that we have been utilizing and it is a ticking time bomb. We hope to be on line in April. Updates have been made to 2 pump stations and the 3rd is scheduled for late this year. Hydrant flushing is also on going.

Matt What is the life span of the new pipe you are putting in?

Mike We would hope to see 100 years

Matt do you have an inventory of what you have for water in the ground?

Mike we are keenly aware of our deficiencies and we have recently received a grant for mapping hydrants and valves, we will be using a drone for that mapping. It takes time and effort but that is what we need to do. We have lines on both bridges and that is the kind of redundancy we need to provide the best product for our customers.

Mike provided more information on the CIP plan for what is planned. He provided information on the new tank at Pike, rehab plans on the north pump station

Todd The big picture is we have 11 million dollars' worth of work that needs to be done. We are submitting for grants, loans and yes, raising rates to get all this done.

David You should talk with the developers so they have a better understanding of the cost of connection fees. We see the expenses of what is occurring with all the updates and improvements

Mike The user rates are based off the amount of water you use and a fix rate fee. The more water you use the more you pay. There are some fees like, hydrant sprinkler system fees and connection fees. Residential and Business fees were set back in the mid-2000s. The residential fee is based on the amount of bedrooms. The commercial fee is based on the design flow, connection for fire sprinklers and a source development fee. A hotel has more water usage.

David asked about the hook-up fees for development at exit 11

Mike a combination of sewerage design flow and the sprinkler was the base of that fee.

Mark was that for the Hotel?

Mike yes, \$200,000, it is based on the flow.

Roger that rate was for the connection only? That did not include the piping?

Matt you are charging \$200,000 to complete improvements to an antiquated system. The people that are on the system should also be paying for the improvements.

Roger this is why we are frustrated with needing to know how your fees are based on and what they are going to be. Developers are not aware of the cost when they are planning the project.

Mike our fees and rates have been the same for a long time.

Mark if we do get the sewer line on 3A I'm sure you will want to know and go at the same time.

David that is what we are trying to do, keep everyone informed. We want to make all the utilities know what is happening so they can run at the same time and save money for everyone.

Todd recently the sewer put the line under the river and we were not in the loop. We could have run a line for a lot less at the same time had we known. That is why we are here to keep communication so we don't miss these opportunities.

Alden we have developers on 3A now that are thinking of doing their own wells that is not what we want to see happening.

Roger that is why we have HVW here so we can talk to them about the fees and try to understand better. We need them to work with developer on the fees or payment options.

David if someone has plans to develop and will need connections can they pay over a few years, is there a creative way to pay those fees?

Todd we came up with an alternative route that was a reduced rate but that went nowhere. We are willing to work out a way. If there is an opportunity to work together we will. We have commitments of a 5 year plan and we need to continue to work on that.

Mike we are flexible but we have to be consistent and treat everybody the same.

Roger maybe some fees you can work with and then when they come online they can work out payment. Do you want to take over the Pennichuck area?

Mike we are not aggressively seeking to expand our turf. Exit 11 brought up the question of what is going to happen over there.

Roger I would like to see the town have 1 maybe 2 water precincts, not 5.

Todd we can't just merge with other precincts it is regulated by the state. We are trying to figure a way to work together under 1 parent company. I would love to see something like that the best thing is not to push forward with that kind of change when we are looking at a lot of updates and expenses. We do want to work with businesses and the fees that come along with new development but the current rate payers are a consideration too, we need to continue to provide them a quality product. Maybe creating a parent company that we would all fall under is a 5 to 10 year plan. I see Bow as a viable option down the road.

Roger I am frustrated with selling our water and then buying it back! Why can't we keep our water here for Hooksett residents?

Matt I agree, it would be better to just have 2 precincts.

Todd Central Water has a contract with Manchester and we don't want to get in to that. We want to stay in a relationship with only Hooksett. I think in the next 5 years there will be a dramatic difference in our precinct because of the goals we have set.

Don my goal is to try to knock down the silos that exist in this town between departments. It is a tragedy that you did not know of the Sewer Commissions plans to run the pipe under the river. Better communication is what we need. I have more department heads attending meetings of the other departments. I can offer the attendance of some of those departments to go to your meetings and we can continue to knock down the silos.

Todd yes we would love to have attendees at our meeting. We have a meeting next Tuesday. When the town put sidewalks on Main Street, no one told us. We could have used that time to make improvements. The 2 weeks they gave us for the river crossing opportunity was not enough time it made it impossible for us take advantage of that opportunity.

Don I will commit to work with the staff and have them at your meetings.

Todd our meetings are the last Tuesday of the month @ 7pm

Don Hooksett has 5 precincts that provide service of some kind is that common to have 5?

Mike it is unusual.

Alden I hope to see that get phased out.

Jim who gives the permission to expand? Is there an unwillingness to work together?

Todd precinct boundaries determine who gets the lines to expand. We are trying to work together. The silos are still there but they are getting better.

Jim Maybe Central Water should come in too.

David *let the committee he has them scheduled for next month EDAC meeting.*

Roger Central Water has no wells, it is all Manchester water. HVW has their own sources so that is why I want you to continue to provide service. It is important to have the precincts that use our water here in town.

Don it is important to remember that it is infrastructure the TIF is designated for. The focus is on sewer but words matter and it is about infrastructure. The wording of the TIF and the wording of the bond says infrastructure. It does not exclude water. The tax revenue in the district goes to pay off the bond and the bond is for infrastructure.

Todd that adds to my point that there may be other ways to get funding for our improvements; It is another reason why we need to work together.

Dan if you tied into Bow would there need to be a contract and if we have a contract with Manchester we could not remove that?

Todd we have to decide if we want to buy water from Bow or just have it in the event of an emergency. A water break in the Pine Street area could create shutting everyone off down to the record retention. The contract with Manchester is a Central Water issue.

Bruce Thomas Town Engineer provided a map for TIF discussion: The Town Warrant Article on the March 12th ballot, if approved an RFQ and RFP for the sewer design will have to be done in order to get ready for construction. The construction will not be ready for 2020 but we could get it on the ballot for 2021. Stantec would have to study the area and survey for recommendations of locations of pump stations and sewer lines. Bruce explained a proposal for Manchester to provide sewer connections at exit 10. I am doing work to apply for SRF loan; it is a low interest rate that is better than a bond rate. A priority for granting this kind of low interest loan is an area that has a lot of septic failure or potential of systems that are failing. My thought for the state is that we have a lot of homes along the river that could be a potential liability for septic contamination in the river.

David what happens if this doesn't get approved by the voters?

Don there are funds in the TIF already and we will start with forming a TIF Committee to review what we can do with funds.

Bruce *said that he would keep the utilities informed if any designs go forward.*

Discussion: Economic Revitalization Tax Credit Zone: Signage:

Nicholas provided the committee with a sign estimate that he received. The estimates are as follows:

36"x 36" x .080 Aluminum Sign, single sided- 5@ \$186.00 = \$930.00

36"x 36" x .080 Aluminum Sign, single sided- 10@ 172 = \$1,720.00

David I thought we had discussed using 2 sided. Where will the money come from?

Nicholas It will be under \$3,000 so it will require an administrative sign off for what we choose to do.

Jim I think this is a great thing for us to do, it makes us more business friendly. Nothing stops us from getting all 10 signs but we don't have to put them all out at this time.

Roger Duhaime *made a motion to purchase 5 signs for ERT Zones, 2nd by (No 2nd made)*

The committee discussed 5 or 10 signs

Alden & Roger both feel that 10 signs would be too many

Dan if we put one sign in one direction and another in the other direction centrally located within the zone.

Jim \$750 is not that much more money to go from 5 signs to 10 and then we can have more if we expand the zones. We don't have to put all the signs up right away.

Jim Sullivan made a motion to recommend ordering 10 signs for the ERT Zones. 2nd by Dan Lagueux All in favor-unanimous

- **Ambassador Program- Review of Surveys Returned to date:**

Nicholas shared with the committee that 3 had been returned: 1) Thor Gunsmithing, 2) Runners outboards, 3) Derosa Jewelers.

Nicholas The common theme with all was they would like the Town to provide them with inexpensive advertising. I think on social media or with the Chamber of Commerce is there best bet. It is not something the town would get involved in.

Jim would there be anything stopping us from using our web site.

Don I would be hesitant to do that.

Nicholas I agree with Don, I think we would have to run that by legal. So I think the Chamber of Commerce is the better way to go.

Nicholas advised that there are 3 businesses that have closed in town and he would like to have exit interviews. David & Dan both agreed to assist with those interviews.

Nicholas said he would first reach out to them and see if a phone interview would be easier or if they would like someone to sit down with them.

Nicholas Williams:

New Development Update

Nicholas at our next Planning Board meeting we should see the final site plan for Agway. The proposed Benton Road Sports Dome Complex had it's site walk and has received favorable comments from both Conservation Commission and Planning Board.

David Scarpetti: Wanted to remind the committee that a workshop for EDAC and PB to discuss next year's amendments to zoning and development design regulation support will need to get set-up.

Alden gave an exit 11 development update: things are progressing with the brewery. The project is cost is up to 44 million and that is delaying the process but they are working to resolving that.

Motion to adjourn @: 7:11 made by Roger Duhaime 2nd by Jim Sullivan, all in favor

Next Scheduled Meeting: March 20th @ 5pm

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Hooksett Economic Development Advisory Committee 2019

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