

**Town of Hooksett
Special Town Council Meeting Minutes
Wednesday, August 11, 2021**

1 The Hooksett Town Council met on Wednesday, August 11, 2021, at 6:04 in the Hooksett Municipal
2 Building.

3

4 **CALL TO ORDER**

5 Chair Sullivan called the special meeting of August 11, 2021, to order at (6:04) pm.

6

7 **PROOF OF POSTING**

8 Human Resource Coordinator Donna Fitzpatrick provided proof of posting.

9

10 **ROLL CALL ATTENDANCE**

11

12 **In Attendance:** Councilor James Sullivan, Councilor Clifford Jones, Councilor Randall Lapierre,
13 Councilor Roger Duhaime, Councilor Timothy Tsantoulis, Councilor Clark Karolian, and Councilor Alex
14 Walczyk, and Councilor John Durand.

15

16 Councilor Clifford Jones left meeting at 7:06 PM

17

18 **Absent:** Councilor David Boutin

19

20 **PLEDGE OF ALLEGIANCE**

21

22 Regularly scheduled Town Council meetings provide for public input. Since this is a special meeting,
23 there will be no traditional setting for public input, however we can waive the rules, since we have
24 someone here who would like to speak.

25

26 ***C. Karolian motioned that we waive the Council rules for no public input and allow it to be done***
27 ***at this meeting, seconded by R. Lapierre.***

28

29 ***Vote in favor 8-0.***

30

31 Jason Hyde of 36 Edgewater Drive - Thank you for your actions at the last meeting to commit to
32 Broadband on Edgewater Drive. When you start talking about these funds, I ask that you keep in mind
33 that those funds are designated for use for the entire town, they should not be used to fund 1 particular
34 project, mainly the sewer project on Route 3a. I understand there may be some benefit to that project,
35 and tax impact to possible future business. We have multi-billion-dollar business on that side of town
36 who moved in not having sewer in place if they wanted sewer that bad, they could band together and
37 cut a check and get sewer. We should not be using those fund that were designated to improve the
38 infrastructure in our entire town for that one project. Secondly, I believe that if any voting was to be
39 done on spending the money on the sewer project, I would ask that R. Duhaime recuse himself from
40 voting, because his brother is a Sewer Commissioner, and that would have a direct impact on his
41 brothers' duties. That way no one could say there is a conflict of interest. Are all of you aware that the
42 sewer commission is suing the Town of Hooksett? They are suing because they claim that the budget
43 committee does not have legal oversight of their budget. Lastly, survey our department heads and or
44 taxpayers and find out if there are other projects that exist. They may not be aware that there are funds
45 to spend.

46

47 **AGENDA OVERVIEW**

48
49 ***C. Karolian motioned that we remove the previous tabled motion from the table so that we can***
50 ***get the information that we requested from the town administrator in regard to cost, seconded***
51 ***by T. Tsantoulis.***

52
53 ***Vote in favor 8-0.***

54
55 A. Garron- You have before you and on the screen is a list of projects that the recommendation is to
56 gain the Boards approval for. At our last meeting the council already took action to spend \$12,500.00 to
57 bring Comcast to the rest of Edgewater Drive. Tonight, I invited Chris Culberson from Central Hooksett
58 Water Precinct to help me out on the Farmer Road project. I received an estimate of \$400,000 for the
59 Farmer Road-Water Main Project. After hearing the concerns of Mr. Hyde, I want to point out that the
60 Rt. 3A- sewer project is not just for the sewer commission, it is for the Town of Hooksett. The Town
61 established a TIFF district in that area for that purpose. Part of the revenue generated by the tax
62 increment will go towards offsetting the bond to put in the infrastructure. Several grants are being
63 sought out with the goal of the TIFF committee is to not really have to come back to the taxpayers for
64 more funds. Again, this is not a sewer commission project it is a Town project that supports the Town.
65 The goal is to utilize the funds within the TIFF district. The Sewer Commission are also allocating funds
66 into this project. The MOU that we agreed to at the last meeting puts the \$1.2 million that the Sewer
67 Commission was going to allocate back into this project. The request is not for the \$1.5 million it is for
68 \$700,000 half of which comes this year and half the funds next year. So, the \$700,000 is the request to
69 go towards this. When we started going down this road when we were told that the funds would be
70 allocated at a local level, we were just refining the eligible uses. The one project that we were sure of at
71 the time was the TIFF project. Through discussions more projects like Edgewater Drive, Farmer Road
72 and CIP projects were then considered and we integrated them in. Allocating \$700,000 to the TIFF will
73 help that project along.

74
75 We have also identified a new police vehicle to be considered, implementation of the wage study (cost
76 TBD), and the Route 3a corridor study is also up for consideration, which the state of NH will pay for
77 \$250,000, and we were going to have to ask the taxpayers for \$50,000 to fund this study. After funding
78 these projects, we will still have \$169,896.80. The funds must be obligated by December 31, 2024, and
79 spent by December 31, 2026. If projects come out in between that time frame we have some time to
80 look at those additional projects that may come down the way, and or if one or more of the estimates
81 comes in over, there will be remaining funds to address those issues.

82
83
84 A. Garron- When Chris and I initially discussed the Auburn Road project it is more expansive than we
85 realized than Farmer Road. Farmer Road has 19 private wells affected.

86
87 Christopher Culberson of Central Hooksett Water Precinct discussed the water main and where it is
88 located and the distribution map. The existing grade line won't support the water pressure as it is low,
89 so it won't reach up to Whitehall Terrace. Farmer has been a long talked about project, but more of a
90 long-term project.

91
92 C. Karolian- East of Whitehall will not be able to get water?

93
94 C. Culberson- This would require mechanical means to get the water above elevation. A pumping
95 station would need to be added.

96
97 T. Tsantoulis- I had asked the number of customers and you came up with 19 customers that would be
98 served on this expansion. That comes out to roughly \$21,000 per household. How does that relate on
99 the spectrum? This seems like a lot of money to pick up and service 19 houses.

100
101 C. Culberson- I don't disagree with you. From a water utility standpoint, it is a medium to a medium
102 low. There will also be fire protection safety added to the benefits of the homeowners yes, it is a lot per
103 home, and when you look at the return on investment how does that compare. There is also no
104 guarantee that the residents will even want to connect.

105
106 R. Lapierre- When we say make available to the residents, in what way? Do we mean to the end of the
107 driveway?

109 C. Culberson- What I provided Andre in this estimate is that the water main service line would be left at
110 the property lines for each of the owner to connect, not just a main in the street, then they would need
111 to apply for an application.
112
113 C. Karolian- We had a resident come in and say that they spent \$14,000 on a water filtration system.
114 We are looking at roughly \$21,000 give or take. Someone at a past meeting brought up possible
115 contamination from a spillage.
116
117
118 A. Garron- I looked into it. I went to NHDES website, and it keeps a database on spills that occurred
119 across the State. All I could find in the immediate area was at the old Steve Lucas Auto Body site. I
120 could not find any specific information that indicated spill or contamination sites nearby. The Lucas site
121 is near the beginning of Farmer Road. There may with all these stations may have contributed to
122 contamination but no one indicator. NHDES indicated that if any spills had occurred it would be listed
123 on the site if it resulted in a Brownfield or a superfund site.
124
125 J. Sullivan- I know you are always planning on expansion of the water and what are the plans for this
126 area in the future and what is the methodology of expanding water in other areas. Where would this be
127 on your list?
128
129 C. Culberson- Farmer would be a medium and maybe out 10 years from other projects in town. The
130 Auburn Road is all rock and the cost to expand would be very cost prohibited. It would be millions of
131 dollars and it would be very difficult to justify the expense or residential areas because the return on
132 investment I don't know if we would ever see it.
133
134 J. Sullivan- Of the 19 homes on Farmer, do we have any idea if any of them would be interested in
135 hooking onto that line?
136
137 C. Culberson- That is a valid question you want to consider and if it was us, we would do a survey. I
138 would also have those test their wells if there is uncertainty to make a better decision.
139
140 A. Walczyk- Is there additional cost for the connection?
141
142 C. Culberson- Yes there is an application fee. A Source component which is up to \$2,000 and a capital
143 component which is \$1,000 and administrative. The final cost is about \$3,150. And then the connection.
144 If it was good digging it may cost around \$5,000 as a best educated guess and \$10,000 on a bad site,
145 and those are just estimates on the high side.
146
147 R. Duhaime- Do you have any extension plans at all or any improvements?
148
149 C. Culberson- I have only been here since March, but yes, we have some capital expansion plans and
150 are looking forward.
151
152 J. Sullivan- We do not have to obligate these funds until December 31, 2024, so we are in no rush to
153 spend this money. I think water expansion is good. If we were able to agree on this project and vote on
154 this today and spend that money, jumping ahead here, what timeline are we looking at?
155
156 C. Culberson- Probably this time of year, I would say a year or more.
157
158 A. Garron- Keep in mind that there may be other approaches to fixing this and not just fixing it with a
159 water main. There may also be other larger projects that we could take a look at. An infrastructure bill is
160 working its way through. There are monies out there that we may be able to apply for in funds.
161
162 C. Karolian- The way I am understanding it, for Auburn Road there are three options, one is that there
163 is your water, or Pennichuck coming from Joanne Drive, or Manchester water works.
164
165 C. Culberson- In general, from what I have looked at, is that there is a naturally occurring high uranium
166 and radon that is the issue.
167
168 J. Sullivan- There is obviously interest in all areas of Hooksett for water expansion. In regard to how we
169 get water to Auburn Road and between the 3 water precincts involved, we need to reach out and get
170 costs to get water to any of these areas. It is certainly going to be more than \$400,000. The other

171 groups have invested interest, so we certainly have a lot of information that we need to gather before
172 we commit to making a decision.

173
174 T. Tsantoulis- We are verbally meandering about on these topics. We don't need to make any
175 decisions. We need to get more information on this. We need to see who is going to sign up for this if
176 we do this, and the feasibility of this. We also need to look more into the possible contamination.

177
178 **C. Karolian motioned that we table this discussion until we get more cost figures and**
179 **information so that we can make the choices on this project before we make a decision on how**
180 **to spend any of the local fiscal recovery funds, seconded by R. Lapierre.**

181
182 **Voted in favor 8-0.**

183
184
185 C. Culberson- I would also suggest for consideration that you do a whole feasibility study on this
186 project. Whether it is for water quality on the wells to see if it is advantageous to bring water there.
187 There are many studies that you can do. Look at future growth, topography, cost, feasibility to develop
188 in that area.

189
190 J. Sullivan asked TA Garron to give update when he has all of the information, so we know when to
191 take it off the table.

192
193 C. Karolian- I think it would be paramount to survey the residents on Farmer Road and Auburn Road on
194 their thoughts on hooking up to the water line.

195
196 Councilor Clifford Jones left meeting at 7:06 PM

197
198 **J. Sullivan motioned to adjourn the Special Council Meeting at 7:09 pm seconded by R. Lapierre.**

199
200 **Vote in favor 7-0 all in favor.**

201
202 Respectfully submitted,

203 *Alicia Jipson*

204 Alicia Jipson

205 Recording Clerk

206

207

208 Please see subsequent meeting minutes for any amendments to these minutes