

**Town of Hooksett
Town Council Meeting Minutes
Wednesday, March 9, 2022**

1
2 The Hooksett Town Council met on Wednesday, March 9, 2022, at 6:00 in the Hooksett Municipal
3 Building.

4
5 **CALL TO ORDER**

6 Chair Sullivan called the meeting of 09 Mar 2022 to order at (6:02) pm.

7
8 **PROOF OF POSTING**

9 Human Resource Coordinator Donna Fitzpatrick provided proof of posting.

10
11 **ROLL CALL**

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

15
16 **PLEDGE OF ALLEGIANCE**

17
18 **AGENDA OVERVIEW**

19
20 **Chris Pearson - Recognition for 17 years of Service to the Zoning Board of Adjustment**

21
22 R. Duhaime spoke about his time working with Chris on the Zoning Board and presented Chris with a
23 plaque for his recognition on the Board and years of service. D. Boutin also spoke and thanked Chris for
24 his service.

25
26 **PUBLIC HEARINGS**

27
28 **Continued Public Hearing - Tax Increment Finance District (TIF) to Discuss Funding Agreement**
29 **between Town and Granite Woods Developer – Town Attorney Steven Whitley, Peter Bartash,**
30 **Granite Woods Development and David Mercier, Underwood Engineering will be available to answer**
31 **any related questions. (Last PH U.L. noticed & discussed at 02/23/22 TC Mtg) See item #9.2 for**
32 **details**

33
34
35
36 J. Sullivan opened the continued Public Hearing at 6:05 p.m.

37
38 A. Garron- On January 26, 2022, we held a hearing to expand the TIF district well as modify the
39 language of the district plan, and both were approved that night. We also started discussion on the
40 MOU and the funding source of that infrastructure. We continued that PH until Feb 3rd but did not
41 move forward with a decision and continued that PH until today March 9th. A question that was
42 brought up from councilor Lapierre was that given that there is a proposed minimum in the MOU of
43 \$10,540,851 he felt that constituted a bond and was a concern. That question was then sent to **Steven**
44 **M. Whitley**, Attorney for Drummond Woodsum, and the response was as followed. *“That is an*
45 *interesting question, but I respectfully take a different view than Councilor Lapierre. If I understand the*
46 *comment, it sounds like Councilor Lapierre is calling this a bond because the floor in the agreement*

47 constitutes long term debt of the town. I don't believe the floor is long term debt. Generally speaking,
48 a bond is basically a loan agreement where some entity (a bank or the Bond bank) advances a sum of
49 money to the town to fund some public works project and the town promises to pay back the principal
50 plus interest and those payments are secured by the town's ability to tax residents to make those debt
51 service payments; under state law, bonds are authorized in general by RSA 33. For a typical bond,
52 Councilor Lapierre is correct that town meeting approval (3/5 vote) is required under both RSA 33:8 and
53 also the town charter (section 5.11(A)). Here, Granite Woods is not advancing a sum of money to the
54 town; rather, Granite Woods is instead privately funding development and conveying that to the town
55 once completed. The town is making payments to reimburse Granite Woods for that private
56 development and not to pay back monies previously received. Also, as I understand the agreement, the
57 town is reimbursing Granite Woods using tax increment funds from Granite Woods and not from other
58 taxpayers; by way of example, the town is not using tax revenues from other taxpayers, or even tax
59 increment funds from other properties within the same TIF district. (do I have that correct?) Moreover,
60 the town's authority for this arrangement is derived from the TIF statute (RSA 162-K), as opposed to
61 RSA 33 for a bond, and RSA 162-K could have but does not require a super majority approval of town
62 meeting to enter into a private funding agreement of this nature. RSA 162-K only requires that the
63 agreement is consistent with the TIF financing plan. If the concern is ensuring that the only source of TIF
64 funds used to reimburse Granite Woods comes from the prior Granite Woods tax payments, then I
65 suggest the following be added to the MOU: "Payments to Granite Woods under this Agreement shall
66 be annually appropriated from tax increment revenues attributable to Granite Woods's TIF property but
67 only to the extent that such TIF increment revenues are collected from Granite Woods by the
68 Town." This would limit the town to only utilizing Granite Woods TIF increments to make the
69 reimbursement payments. This language also conditions the town's reimbursement payments on
70 Granite Woods previously paying the tax bill so that the town will always be able to return 60 cents on
71 every dollar paid by Granite Woods. If Granite Woods failed to pay the duly assessed property taxes,
72 then the town would not be required to make the subsequent reimbursement payment."

73 B. Thomas Town Engineer- the benefit of this project is that the town will receive a new water & sewer
74 system at no cost to the town. It satisfies some of the water districts issues with the loop system. It
75 offers up future development. Risk is if the contractor walked away now there is no real risk. If they
76 then later walked away there would be a \$500k bond that we would be able to draw from.
77 Reimbursement funds not to exceed \$15.37 million or being lower than \$10.5 million which is noted on
78 page 5 of the MOU.

79 C. Karolian- we have not been able to read this information before tonight. We would like time to
80 digest.

81
82 R. Lapierre- the 10.5 million is what we are considering the minimum projection of the increased tax
83 revenue generated by the increased value of the property? how confident is the developer in his
84 numbers.

85
86 P. Bartash Granite Woods Development- the estimated tax assessment came from the Town assessor
87 looking at the project and the possible build out scenario.

88
89 R. Lapierre- they are using an assumed minimum value of 1 million in tax revenue for the
90 improvements based on what they can do with it.

91

92 John Duhamel Town Assessor- as discussed to get 1.5 million in tax revenue you need an assessment of
93 70 million assessment on the building, and I don't have anything in front of me that can give me that
94 number it is more like 34 million for the \$750,000.

95
96 R. Lapierre- since we are using these numbers to put in the MOU, how comfortable is the developer
97 with those numbers that the tax revenue is going to be 1 million dollars.

98
99 P. Bartash- the estimated value of the core and shell is estimated to be 34 million, but it is also the
100 value of the interior fit outs. We did an analysis of what those improvements may be and used the
101 standard mil rate to arrive at a conservative tax rate of 1 million dollars. The revenue that is being
102 shared here is only coming from taxes that the property pays and we as the developer are
103 guaranteeing the funds to finish the project, and even in the MOU state that we are covering the short
104 falls to do that. If in the future the future tax revenue is lower, that only hurts us.

105
106 R. Lapierre- if we moved to insert that language in the MOU are you comfortable with that?

107
108 P. Bartash- yes because what that language does is just to clarify the intent of the MOU.

109
110 R. Lapierre- with that language inserted if your value didn't reach the value needed to generate the
111 taxes the town wouldn't dip into other tax sources to make up the difference.

112
113 P. Bartash- yes that's correct.

114
115 C. Karolian- has the town crunched the numbers if the town was going to get a bond on its own, and
116 what would be the revenue that we would expect to receive on this? Does the developer have a tenant
117 in place? Is there an anchored tenant? Or is this going to be speculation and hope for tenants?

118
119 A. Garron- if the town bonded it themselves, for a 7 million bond over the same 15 years, the principal
120 and interest payment over 15 years would be \$8,485,000 so that is a delta of 2 million between the
121 lower end of the threshold in the MOU.

122
123 C. Karolian- how much tax revenue is projected to come from their property alone if we alone floated
124 the bond?

125
126 A. Garron- if you use the projection of revenue as shown, it would be 1 million and \$557,500 would go
127 towards repaying the debt.

128
129 A. Garron- if the town was in a position to do that scenario, we would not be here right now having this
130 conversation. The TIF district does not have the funds to do this project. With moving forward with this
131 funding option, we are able to move forward with 2 projects at the same time.

132
133 B. Thomas- the information presented tonight has been provided before in previous meetings and was
134 only blown up in size to present tonight.

135

136 P. Bartash- that question has come up multiple times. Unfortunately, the tenants that had wanted to
137 move forward with us have since moved on. There won't be a tenant until an MOU has been signed
138 and water & sewer lines have been established. Commitments don't usually get made till steel is going
139 in the ground. The market is leading me to want to be patience and wait for this project. Yes, the town
140 might pay 2.5% on a bond if the town were to pass it on the warrant, but the town will take on a large
141 risk, and we are willing to take on the risk vs the town.

142
143 C. Karolian- so you don't have any guaranteed tenants right now. You are going to go and build it then
144 seek tenants.

145
146 P. Bartash- correct we will start a lease when we start construction.

147
148 Mike Sorel TIF Committee- all the questions that keep getting asked have been answered in the MOU.
149 A bond puts the risk on the taxpayers if it is not a secured bond. This MOU is a private public
150 agreement where the developer takes on all the risk. That property has sat unused for many years. It
151 has the potential to give back significant tax revenue to the town.

152
153 J. Sullivan- read excerpts from the proposed MOU as followed: page 4 under Financial Agreement: a)
154 The Developer shall secure 100% of the funding for the construction and completion of the
155 Improvements in their entirety. b) All risks associated with delays, materials costs, labor costs and
156 other factors will be carried exclusively by the Developer. c) The Developer will pay all contractors and
157 materials suppliers on a timely basis and will indemnify the Town against any claims or mechanic's
158 liens related to the project. d) In the event the Developer defaults on its payments to its investors,
159 creditors or contractors, or fails to complete the construction of the Improvements, the Town will not
160 be held liable in any way for the payback of the financing and the Town, the Hooksett Agenda Item
161 #9.2. Page 19 of 89 Page 5 of 7 Sewer District and the Hooksett Village Water Precinct will not be held
162 liable in any way for the direct costs of the Improvements, and the Town will become the sole owner of
163 the Improvements in whatever condition they may be in at that time, and without any liens or
164 encumbrances to the Town. e) The Developer will provide the Town with \$500,000 Payment and
165 Performance Bonds in the event that the Developer defaults or otherwise goes out of business. f) It is
166 expected that the property taxes payable to the Town will exceed \$1 million per year and may reach up
167 to \$1.5 million per year depending on the assessment.

168
169 R. Lapierre- I don't see anything in section I where it restricts the payments to come strictly from
170 property taxes.

171
172 A. Garron- the agreement is for a 60% share that would be reimbursed and that is the obligation of the
173 town.

174
175 R. Lapierre- I'm sorry it says shall not be less than 10.5 million

176
177 P. Bartash- that verbiage would be included in the executed MOU if approved. You need to look at the
178 MOU in its entirety, and holistically.

179
180 A. Garron- that section that is recommended to be inserted. We didn't want to insert anything until the
181 town council agreed and allow the council to see what those changes were.

182

183 Alden Beauchemin TIF Committee- Mr. Beauchemin gave a handout and read it as followed: as a
184 business and property owner at exit 11, we are excited to welcome Peter Bartash and the Granite
185 Woods project to Hooksett. We have been working indirectly with previous developers here at exit 11
186 for the past 18 years. We have seen development projects come and go, the window of opportunity is
187 here again, and we need to help make this project happen. Some economic benefits to Hooksett:
188 approx. \$1,000,000 annual property tax revenue generated by the project (compared with \$19,663
189 current revenue. Potential annual income from registration fees for vehicles newly registered in
190 Hooksett. + 150 temporary jobs during construction. +200 permanent jobs (\$12-\$17/hour average
191 wage based on 2020 NH data for warehouse/distribution workers). Infrastructure Benefits to Hooksett:
192 +\$7,000,000 contribution from the project to accelerate off-site sewer and water network expansion
193 to west side of I-93. And +\$1,900,000 to install sewer and water utility contributed by the developer.
194 +\$1,000,000 contribution from the project to fund traffic improvements on Hackett Hill Road at the toll
195 road and route 3a intersections also contributed by the developer. Recreational Benefits to Hooksett:
196 as part of the NHDES required wetland mitigation, Granite Woods is contributing \$173,000 towards the
197 purchase of 32 acres along the Merrimack River with over 6,000 ft of frontage. Half of which will be
198 protected by the town for conservation, and the other portion for potential use as a park with outdoor
199 pavilions, and a boat house. Constructed/used by a local crew boat group. Also, part of the wetland
200 mitigation package, Granite Woods is acquiring 395+ acres in Hooksett for permanent conservation.
201 Residual Benefits to Hooksett: Potential to spur commercial development elsewhere at both exit 10 &
202 11, which will likely encourage other investment in Hooksett and bring much needed amenities to the
203 community. Other jobs are expected to be created to provide the services needed. Management &
204 service positions at restaurants, hotels, stores and more. Restores a site that has been decimated in
205 the past and is presently an eye sore. Overall increase in property values of other area businesses and
206 properties. This property is not just about Hooksett, but the entire State of NH. With positive attitudes
207 and a belief in a bigger vision for a stronger NH economy, we completely support the Granite Woods
208 project, and hope you will rally for this project to go forward. The opportunity and residual effect on
209 businesses local and state-wide are numerous! NH Department of Economic & Business have been
210 heavily involved in making this happen as well.

211

212 David Ross 56 Sherwood Drive- I find parts of the MOU that I can't believe are enforceable. I don't see
213 how we can't be held liable. I don't see anything that is unenforceable. They are an LLC, only the assets
214 of the corporation are at risk none of the principles. I hear they are going to have a bond but \$500K is
215 not enough. Who is the perspective bond holder, what is the name of the bank? Is the bank holding
216 the MOU as to whether they give them the loan? Use the current empty commercial buildings that are
217 already open in town. It hasn't been empty; it has been being mined and that is done. The market is
218 volatile. All this is presumed. The rate of inflation has been used to calculate this. That is wrong.

219

220 Sid Baines 59 Farmer Road- these guys have worked tirelessly for months. I have never seen a councilor
221 show up at any TIF meeting. If you wanted to do it yourself then you should have, but you didn't you
222 asked the committee to, and they did and they did what was in the best interest of the town. You
223 should listen to their recommendations and support them.

224

225 John Lyscars 142 Hackett Hill Road- there are many other benefactors wrapped in this project. There is
226 an increase in conservation land, community center projects. You were all elected by the taxpayers.
227 We do not need to weigh in on 10 pages of warrant articles we hired you to make the heavy decisions.

228 My family supports this project with the sewer expansion. The donation of conservation land, the
229 projected jobs during construction and the job that will be when it is done. Finally, someone wants to
230 fix the big ugly sandpit eye sore. Thank you, Peter, for your patience and all involved, let's hope we all
231 do the right thing.

232
233 Don Winterton 10 Prescott Heights Road- I have been for this project for a while. How often do we
234 have someone come to Hookset and say they want to spend 67 million in our town? We have hired the
235 best municipal law lawyer in the state to look over this. They are on the hook to their bank, not us. If
236 the value is low, they still have to pay their bank. If the value is high, then that means more money
237 coming into the TIF therefore more money being used for infrastructure in the TIF. The Planning Board
238 and the ZBA have approved it. The Economic Development committee is in favor, the TA, the water
239 precinct is in favor, Southern NH development have even come here and told you that large
240 distribution is the future. We have that here looking to start business.

241
242 R. Duhaime- Mr. Sorel, I know you lived on Cross Rd for many years. This is going to affect us living and
243 sitting in construction. I don't believe the town would spend this much amount of money unless we
244 had a serious developer. Why should I vote on all this sit in construction when my taxes continue to go
245 up?

246
247 Mike Sorel - there is an opportunity for the town to have this property developed. We have a private
248 developer wanting to pay the money up front to do this, the town is not at risk. On page 5 of the MOU.
249 It is expected the property taxes to the town will be about 1 million dollars. That is more than the
250 current \$19k. There is no risk in the MOU or liability to the town.

251
252 C. Karolian- you mentioned, and it keeps getting repeated the potential 1 million in tax revenue. Our
253 assessor has said it is more like \$750k until he gets the build outs to know. I wonder where you are
254 getting your figures on the 1 million.

255
256 Mike Sorel - the 1 million is based on the expected finished 500sq foot building.

257
258 C. Karolian- to Mr. Beauchemin are you an abutter?

259
260 Alden Beauchemin – no not exactly. My property is at the corner of Hackett Hill and 3a.

261
262 C. Karolian- When you talk about the jobs are those based off distribution housing?

263
264 Alden Beauchemin- Yes that was what proposed to us.

265
266 C. Karolian- So Granite Woods is going to contribute another 1 million for funding a traffic study and
267 conservation land.

268
269 Alden Beauchemin- its on the East Side of the river.

270
271 C. Karolian- what is the dollar factor on that land purchase?

272

273

274 P. Bartash- I can't openly speak about the property as it is confidential transaction currently going on.

275

276 C. Karolian- so you are looking at a couple million dollars on top of the infrastructure project.

277

278 P. Bartash- correct.

279

280 R. Duhaime- if this project is to go forward what is your timeline?

281

282 P. Bartash- pending the outcome tonight, we anticipate starting building in June or July. Then a 6-
283 month buildout. A total timeline of 18 months and that is also the expected timeline on the water &
284 sewer project to be complete, so we hope both will go hand in hand and a tenant can move in when
285 the water & sewer is done.

286

287 D. Boutin- the questions that the councilors are bringing up are good as this is a unique project. The
288 planning board is the one who stipulated that an MOU be created. I've been involved in planning
289 boards for years. The developer has been very patience. I am hoping the council will recognize the
290 value of this project for the Town of Hooksett. These involved have all done a very good job with this.

291

292 J. Sullivan called the 1st Public Hearing closed at 7:40 pm.

293

294 **Public Hearing- Hooksett Village Water Precinct Expansion. HVWP will be available to answer any**
295 **related questions. (See item #9.3 for details)**

296

297 J. Sullivan opened the 2nd Public Hearing at 7:40 pm.

298

299 B. Thomas- the intent of this expansion is to encompass the water main loop, but we cannot expand
300 that loop unless it is contained in the Hooksett Village Water Precinct area.

301

302 Todd Smith Hooksett Village Water Precinct- In a nutshell there are certain districts and areas that we
303 can develop. This is outside of our area, and it is a simple fix to just having the town council approve
304 that expansion so that we can accommodate that additional infrastructure. If not, then we cannot take
305 it on.

306

307 C. Karolian- do we have easements on hand by the state of NH yet?

308

309 B. Thomas- they are still reviewing the plans. We are still waiting and will probably wait for a few more
310 months.

311

312 C. Karolian- if we do expand the water district it could be a moot point as the state could say no.

313

314 B. Thomas- if you don't vote for the project today, in the future there could still be future business that
315 could warrant the expansion.

316

317 A. Garron- we still have a project in this area that we are proposing to do. We floated a 2.5 million
318 bond to expand sewer and water within this area. If that were to come to fruition would this be a move
319 in concert with water and sewer in that area?

320
321 Todd Smith - It would and the expansion when looking at the bigger picture would enhance all future
322 projects. If we hinge this all on 1 project, it is very narrow minded.

323
324 David Ross 56 Sherwood Drive- again looks like more questions that need to be answered. If the state
325 is not going to grant easements, then who knows, the state likes to drag their feet.

326
327 Sid Baines 59 Farmer Road- what difference does it make if you expand the district, you are not going
328 to give it to anyone else, this is probably the normal way to do it.

329
330 T. Tsantoulis- can you think of a time in all your experiences when a state would not issue an
331 easement.

332
333 B. Thomas- my experience with the state is they will typically always work with us. I've worked with the
334 state on 27 projects, whenever there is a problem, they have always been easy to deal with. We have a
335 good relationship with the state, and I don't think that it is really a problem. I don't see what difference
336 it makes. This water district goes up to the north end. It is not like another district is going to come in
337 and make a water district. I don't think we need to wait on the state for this.

338
339 R. Lapierre- Manchester Water Works has the franchise at the other end of Hackett Hill Road. They
340 could possibly want to expand as well.

341
342 T. Smith- Manchester Water Works is in that area for sure. We would like to expand. The immediate
343 need is to accommodate the exit 10 and 11 expansion.

344
345 R. Duhaime- and you think you have enough capacity?

346
347 T. Smith- Yes.

348
349 J. Sullivan closed the Public Hearing at 7:53 pm.

350
351 ***D. Boutin motioned to move the approval of the funding agreement/MOU between the Town of***
352 ***Hooksett and Granite Woods; seconded by T. Tsantoulis.***

353
354 D. Boutin- we have a well proposed plan. Legal has blessed this agreement. We have a site that has
355 been vacant for a long time. The advantage of this project is it is at exit 11. We won't have a lot of truck
356 traffic in the town. We have the advantage of the additional tax dollars. It is my hope that the council
357 will see this as a good agreement.

358
359 T. Tsantoulis- I keep hearing why do my taxes keep going up when we have development. You should
360 talk about what would your tax dollars be if we didn't have tax dollars. We essentially have a hole in

361 the ground. We have a set good plan in place we have something staring us in the face. How much
362 longer can we keep beating this to death.

363
364 ***J. Sullivan motioned to amend the MOU to include payments to the Granite Woods under this***
365 ***agreement shall be annually appropriated for Tax Increment revenues attributed to Granite Woods***
366 ***TF property but only to the extent that such TIF revenues are collected from Granite Woods by the***
367 ***Town; seconded by D. Boutin.***

368
369 J. Sullivan- this is a unique opportunity. Its not always good to be first but if we are going to be first
370 then let's do it right. I think the changes made by the TIF committee and councilors make it right. This
371 agreement is really creating a loop of infrastructure of water & sewer. The requirements will all also
372 need to be approved by ZBA and Planning Board. A lot of us say here we've been doing things for a
373 long time. There is a reason why the charter was created. I think this amendment helps codify any
374 questions.

375
376 D. Boutin call the question, no objections.

377
378 **Roll Call Vote #2**

379 ***R. Duhaime Aye***

380 ***J Durand Aye***

381 ***C. Jones Abstained employee of Underwood Eng.***

382 ***R. Lapierre Aye***

383 ***A. Walczyk Aye***

384 ***D. Boutin Aye***

385 ***C. Karolian Aye***

386 ***T. Tsantoulis Aye***

387 ***J. Sullivan Aye***

388
389 **Vote 8-0-1**

390
391 ***R. Lapierre motioned to amend the MOU section 4 paragraph (j) of the MOU to change 10 days prior***
392 ***to 30 days prior; seconded by A. Walczyk.***

393
394 R. Lapierre- I'm just concerned that 10 days is not enough time for the town to do its due diligence.

395
396 A. Walczyk- I agree.

397
398 R. Lapierre- the developer shall have the right in its sole discretion in its sole and absolute discretion
399 but otherwise in accordance herewith, to assign all or a portion of its rights under this MOU by
400 providing prior written notice of the applicable Transfer(s) to the Town by a date that is no later than
401 Ten (10) Days prior to the then scheduled Closing Date, along with copies of all reasonably related
402 Transfer Documentation, and so forth. I look at 10 days as not enough time.

403
404 D. Boutin call the question, no objections.

405

406 **Vote in favor of the new amendment 8-0-1 abstention due to being employed by underwood**
407 **engineer.**

408
409 ***D. Boutin motioned to call the question on the original motion; seconded by T. Tsantoulis no***
410 ***objections.***

411
412 **Roll Call Vote #3**

413 ***D. Boutin Aye***

414 ***C. Jones Abstained employee of Underwood Eng.***

415 ***A. Walczyk Nay***

416 ***J. Durand Nay***

417 ***R. Duhaime Nay***

418 ***T. Tsantoulis Aye***

419 ***R. Lapierre Aye***

420 ***C. Karolian Nay***

421 ***J. Sullivan Aye***

422

423 ***Vote 4-4-1***

424

425 R. Duhaime- construction cost are going up. We must get in front of this before construction costs go
426 up. There is going to be a lot of traffic with this project. There is going to be road improvements done. I
427 want to see something done with Main Street and Hackett Hill.

428
429 A. Walczyk- I think some of the challenges in Hooksett is building out exit 11 and have needed a
430 developer and a developer would need an MOU and we have that in front of us. This would generate
431 revenue, residential does not generate a lot of revenue vs this. I give a lot of credit for all being
432 involved. I don't even want to know how much this has caused us for legal review. I don't see a ton of
433 risk coming from Hooksett. The developer has been working with us to make sure it works for all.

434

435 T. Tsantoulis- I think this is a positive step and I see no negative in this.

436

437 C. Karolian- I have some unanswered questions about the revenue. Yes, I am in favor of utilizing that
438 property. We are the 1st one in the state going down this avenue. If it is such a great idea why has this
439 not been done already in the state? There is risk to the Town of Hooksett, to R. Duhaime concerns we
440 still have traffic concerns at that exit. Having said that this is a project running on speculation. It is still
441 up in the air on how much revenue we will get, as it is based on an assumption of an unseen floor plan.

442

443 D. Boutin- I think A. Walczyk summed it up very nicely.

444

445 J. Sullivan now we will vote on approval of the MOU as amended.

446

447 **Roll Call Vote #4**

448 ***A. Walczyk Aye***

449 ***R. Lapierre Aye***

450 ***C. Jones Abstained employee of Underwood Eng.***

451 *R. Duhaime Aye*
452 *J. Durand Nay*
453 *C. Karolian Nay*
454 *T. Tsantoulis Aye*
455 *D. Boutin Aye*
456 *J. Sullivan Aye*

457
458 **Vote in favor 6-2-1**

459
460 Brief recess taken at 8:20 p.m.

461
462 Returned from recess at 8:27 p.m.

463
464 **SPECIAL RECOGNITION**

~~465~~
~~466~~
467 **BICENTENNIAL MOMENT**

468
469 J. Sullivan- showed a quick PowerPoint slide on the groundbreaking dedication of the Fred C Underhill
470 School of 11/30/1958. The slides showed the history of the school while it was being built and provided
471 building facts.

~~472~~
~~473~~
474
475 **PUBLIC INPUT - 15 MINUTES**

476
477 John Lyscars 142 Hackett Hill Road- congratulations on getting a big decision made and asking
478 questions. Please do something with these microphones they don't work well. Please consider turning
479 the old Cigna building into housing. We want to plan now. We want and will bring more business into
480 this town and will need to house them somewhere. Let's not let another building sit and rot.

481
482 J. Sullivan- that would be under the Planning Board not us.

483
484 John Lyscars -You have a voice here on the planning board as a rep. have the discussion here and have
485 the rep represent you to the planning board.

486
487 David Ross 56 Sherwood Drive- the Cigna building is another example that it is up to the voters how we
488 zone our town. The Conservation Commission has met there need of 25% of CC land, I don't think we
489 need any more conservation land. The vote earlier on the MOU was troubling with unanswered
490 questions.

491
492 **SCHEDULED APPOINTMENTS**

~~493~~
~~494~~
495 **March 8, 2022, Town Election Recap - Todd Rainier, Town Clerk & Todd Lizotte, Town Moderator**

496
497 Todd Lizotte- The supervisor of the checklist supplied us with the facts that we had 1,221 cast ballots. It
498 was fantastic voter turnout. There were 2 council seats that got changed. This was my first election

499 here. The Town Clerk position is very essential in the election process. Sad to see Todd Rainer not re-
500 running, and I hope we can find an equal replacement.

501
502 Todd Rainer- we were left with a couple of seats that were not declared but had write in. We have a
503 vacancy in the Cemetery Trustees that will have to be a 1-year appointment. I was elected in 2013. I
504 was hired as the deputy TC in 2014. I have been serving those dual roles. Elections have become a
505 monster on themselves. You have heard from other election officials that the TC role has to be more
506 than a \$5,000 stipend position. It is a year-round position. It needs to be a department head with a
507 deputy that they appoint. We've worked around it, but I think it's time to re look. Yes, I was written in
508 but I am not going to take the position, we have until July 1 to look and find someone. I am leaving you
509 when my term ends at the beginning of a general elections and a state primary, and I apologize for
510 that. This allows me to focus on my full-time position as a Deputy Tax Collector.

511
512 T. Lizotte- thanked all the volunteers for coming out and all that helped at the polls.

~~513~~
~~514~~

516 **Hooksett Village Water Precinct Expansion - Michael Heidorn, Superintendent.**

517
518 ***T. Tsantoulis motioned to approve the expansion of the Hooksett Village Water Precinct; seconded by***
519 ***D. Boutin.***

520
521 T. Tsantoulis- there is a need, it makes all the sense, and it goes hand in hand with the project we
522 approved earlier. The voters pretty much approved unanimously everything that we put in front of
523 them yesterday. They seem to have a lot of favor if you will for what we do here. A lot of thought goes
524 into what we need to. They are waiting for us to make these decisions.

525
526 **Roll Call Vote #5**

527 ***T. Tsantoulis Aye***
528 ***C. Jones Abstained employee of Underwood Eng.***
529 ***R. Duhaime Aye***
530 ***A. Walczyk Aye***
531 ***R. Lapierre Aye***
532 ***C. Karolian Aye***
533 ***J. Durand Aye***
534 ***D. Boutin Aye***
535 ***J. Sullivan Aye***

536
537 ***Vote 8-0-1***
538

539
540 **CONSENT AGENDA**

541
542
543 **Accept donations totaling \$350.00 (\$25.00 from Linda Tsiatsios, \$50.00 from Phyllis D. Heaney,**
544 **\$50.00 from Janice Boucher, \$100.00 from Sidney Baines, \$100.00 from Hooksett Sewer and \$25.00**
545 **from Ginger Saunders) to the Town Hooksett for the Hooksett Heritage Commission in memory of**
546 **Kathie Northrup per RSA 31:95-b, III (b)**
548

549 \$2,000 check from HealthTrust to the Town of Hooksett for the 2022 town-wide wellness program(s)
550 per RSA 31:95-b, III (b) and return said amount to the Administration line item 001-000.220.029.000.
551

553 Accept Federal Grant Funds awarded to the Town of Hooksett, NH in the amount of \$89,367.78 for
554 Hooksett Fire-Rescue Department overtime staffing from July 1, 2021 - September 30, 2021, per NH
555 RSA 31:95-b III(a)

556
557 ***D. Boutin motioned to approve the consent agenda items 10.1, 10.2, 10.3; seconded by A. Walczyk.***
558

559
560 **Roll Call Vote #6**

561 ***J. Durand Aye***

562 ***R. Lapierre Aye***

563 ***C. Karolian Aye***

564 ***D. Boutin Aye***

565 ***C. Jones Abstained medical***

566 ***T. Tsantoulis Aye***

567 ***A. Walczyk Aye***

568 ***R. Duhaime NP***

569 ***J. Sullivan Aye***

570

571 ***Vote in Favor 7-0-1***

572

573 TOWN ADMINISTRATOR'S REPORT

574

575 A. Garron- the cases of covid continue to go down. We are at 21 cases in town. The Martin Ferry's
576 project is taking place it is actively being done, they are targeting March 25th to get done. House bill
577 1417 "The Property Tax Relief act of 2022". What is being proposed to reinstate a portion (7.5%) of the
578 state contribution to the employers share of the NH Retirement Systems contribution for teachers,
579 police, and firefighters beginning on July 1, 2023. Based on Hooksett's Finance Director's calculations,
580 using the proposed 7.5% state contribution rate, it would equal a savings to Hooksett in the amount of
581 \$357,816 or .17 cents on the tax rate in FY 2022-2023 It is encouraged for the council to vote on this. It
582 will be a saving to the Town of Hooksett.

583

584 ***J. Sullivan motioned that he directs the Chair to draft a letter to our legislatures to draft a letter of***
585 ***support for this House Bill; seconded by D. Boutin.***

586

587 ***Vote in favor 8-0-1 abstention medical***

588

589 NHDES letter sent to 16 households in Hooksett within 500 horizontal ft of a contaminated well. The
590 letter says it was not to alarm them, just to notify them per the RSA.

591

592 C. Karolian- where is the location of this well?

593

594 A. Garron- in around the Prescott's Heights, Johns Drive, Rock Forest Drive, Hooksett Road.

595

596 A. Garron- I had LeAnn look into the company we purchased the microphones from. We looked at a
597 hardwired option \$6,000 and a wireless option \$19,000.

598
599 T. Tsantoulis- we typically have all our meetings here so having hardwired makes more sense and it is
600 cheaper. I would be more inclined to support the hardwired version.

601
602 C. Karolian- where are the old goosenecks that we used to have?

603
604 A. Garron- we have a new system that would not allow us to use the old goosenecks. If you remember
605 we were having issues with the old goosenecks and that prompted us to look and move forward with
606 what we have now, so it does not make sense to use old equipment that had prior issues. We should
607 start new with newer technology and start new.

608
609 C. Karolian- I thought we switched to Bluetooth because of portability reasons. I think we should see if
610 they can look at the connections can be switched out and use the old gooseneck and check if they are
611 compatible.

612
613 ***J. Sullivan motioned that we direct the Town Administrator and staff to look at if the old goosenecks***
614 ***are compatible with the new system and have them check the connectors to see if they are***
615 ***interchangeable; seconded by C. Karolian.***

616
617 ***Vote in favor 9-0***

618
619 A. Garron- we need a volunteer from the board to serve as a rep on the CIP committee.

620
621 D. Boutin volunteered to serve on the CIP committee again.

622
623 March 21st Volunteer Appreciation Day in the gym.

624
625 **NEW BUSINESS**

626
627
628 **Quarterly Financial Report as of December 31, 2021**

629
630 C. Tewksbury- we are halfway through the year, and we should be at 50%spent. Our general operating
631 budget us at 54%. The spending is up about \$600k as we have more full-time employees at the fire and
632 police station due to covid. Admin is at 50% spent. Fire Rescue is at 52% spent. Slightly over and it is
633 related to union contracts, retirement, and health costs. The FD has 33 full time staff, and right now we
634 are currently staffed. Dept spending is due to covid precautions. Police department is at 54% spent.
635 Fully staffed at 41 employees. Typically, if we have to replace an officer it takes 4 to 6 months to rehire.
636 Highway dept. we are at 48% spent. Spending revolves at how much paving we have done at what time
637 of the year. Staffing has remained level of the past 3 years. The cost of salt has gone up to 25%
638 increase. Recycling & Transfer is at 40% spent, mainly related to employees, currently staffed but did
639 have 4 turnovers during the year. General fund revenues we are at 60% spent which is consistent with
640 the other 4 years. Motor vehicles we are 49% collected. Interest & penalties is when we go out to lien
641 and deed. We should see these numbers bump up in May. Building permits at 60%. State revenues at

642 91%. Meals and room tax changed from 8.5% to 9%. They changed their split to a 70/30 formula.
643 Highway block grant funds are based on 12% of the road tax. Our share was reduced by \$17,275.
644 Ambulance service fund calls for service over the 4 years have increased by 20%. We use Comstar to
645 issue and collect our bills. The % collected is at 70%.

646

647 ***J. Sullivan motioned to extend the meeting; seconded by T. Tsantoulis.***

648

649 ***Vote all in favor.***

650

651 ***Purchase of mobile radios for the new fire engine, ambulance, and command vehicle***

652

653 ***R. Lapierre motioned to authorize the purpose of mobile radios from Ossipee Mountain Electronics***
654 ***for \$63,134.10 for the new command car, new ambulance, and new engine. The funds shall be***
655 ***withdrawn from the following accounts: \$36,076.62 impact fees, \$9,019.16 Ambulance Fund,***
656 ***\$9,019.16 Fire Apparatus Capital Reserve, \$5,157.21 Leon Boisvert Fire Equipment Trust and***
657 ***\$3,861.95 Department Operating Budget; seconded by D. Boutin.***

658

659 C. Karolian- why does this not have to bid out?

660

661 S. Colburn- Because it is a state bid contract.

662

663 C. Karolian- why use Ossipee Mountain not another dealer?

664

665 S. Colburn- Because we have always used them during my tenor here. The price is the same regardless
666 of who we use. We are putting these in new vehicles.

667

668 T. Tsantoulis- it looks like a total of 8 radios?

669

670 S. Colburn- No 7 radios.

671

672 T. Tsantoulis- how long will they last?

673

674 S. Colburn- We hope for 10 years. Motorola has to support for a minimum of 10 years.

675

676 R. Duhaime- is that installed?

677

678 S. Colburn- The install was built in the engine price. The install will be in the upfit cost.

679

680 C. Jones left meeting at 9:36 pm.

681

682 **Roll Call Vote #7**

683 ***C. Jones NP***

684 ***C. Karolian Nay***

685 ***R. Lapierre Aye***

688 *R. Duhaime Aye*
689 *A. Walczyk Aye*
690 *J. Durand Nay*
691 *T. Tsantoulis Aye*
692 *D. Boutin Aye*
693 *J. Sullivan Aye*

694

695 *Vote in favor 6-2*

696

697 **PUBLIC INPUT**

698

699 David Ross 56 Sherwood Drive- other communities are sending \$500 checks to low-income residents,
700 they were the real victims of the pandemic. Their communities are spending it on their water systems.
701 The Town did not suffer from covid the residents did. We hope that you use the ARPA Funds to help
702 the residents.

703

704

705 **NON-PUBLIC SESSION NH RSA 91-A:3 II a & c**

706 RSA 91-A:3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining
707 of such employee, or the investigation of any charges against him or her, unless the employee affected
708 (1) has the right to a public meeting, and (2) requests that the meeting be open, in which case the
709 request shall be granted.

710 (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person,
711 other than a member of the public body itself, unless such person requests an open meeting. This
712 exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or
713 other levy, if based on inability to pay or poverty of the applicant.

714

715 **J. Sullivan motioned to go into Non-Public at 9:40 p.m.; seconded by D. Boutin.**

716

717 **Roll Call Vote #8**

718 *R. Lapierre Aye*
719 *R. Duhaime Aye*
720 *T. Tsantoulis Aye*
721 *A. Walczyk Aye*
722 *J. Durand Aye*
723 *C. Jones NP*
724 *D. Boutin Aye*
725 *C. Karolian Aye*
726 *J. Sullivan Aye*

727

728 *Vote in favor 8-0*

729

730 *R. Lapierre motioned to adjourn the non-public session of 3/9/2022 at 10:37 p.m.; seconded by D.*
731 *Boutin.*

732

733 *Vote in favor 8-0*

734 ***T. Tsantoulis motioned to seal the non-public minutes of 3/9/2022; seconded by D. Boutin.***

735 **Roll Call Vote #12**

736 ***D. Boutin Nay***

737 ***A. Walczyk Aye***

738 ***J. Durand Aye***

739 ***C. Karolian Nay***

740 ***R. Lapierre Aye***

741 ***T. Tsantoulis Aye***

742 ***R. Duhaime Aye***

743 ***C. Jones NP***

744 ***J. Sullivan Aye***

745

746 ***Vote in favor 6-2***

747

748 **ADJOURNMENT**

749

750 ***D. Boutin motioned to adjourn the meeting at 10:39 pm. Seconded by T. Tsantoulis.***

751

752 ***Vote in favor 8-0***

753

754 Respectfully submitted,

755

756 *Alicia Jipson*

757

758 Alicia Jipson

759 Recording Clerk

760

761

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

763