

**Town of Hooksett Town Council**  
**SPECIAL MEETING**  
**Wednesday, January 12, 2022 at 6:00 PM**

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2 A meeting of the Town Council will be held Wednesday, January 12, 2022 in the Hooksett Municipal  
3 Building commencing at **6:15 PM**.

4  
5 **CALL TO ORDER**

6 Chair Sullivan called the meeting of 12 Jan 2022 to order at (6:15) 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 Randall Lapierre (6:51), Councilor Roger  
13 Duhaime, Councilor David Boutin, and Councilor Alex Walczyk, Councilor John Durand, and Councilor  
14 Clark Karolian.

15  
16 **ABSENT** Councilor Clifford Jones and Councilor Timothy Tsantoulis.  
17

18 **PLEDGE OF ALLEGIANCE**

19  
20 **PUBLIC HEARINGS**

21  
22 J. Sullivan read the following posted Public Hearing Notice: Town of Hooksett Town Council will be  
23 holding public hearings in accordance with RSA 33:8-a on Wednesday, January 12, 2022 at 6:00 pm at  
24 the Town Hall, 35 Main Street, Hooksett, NH. The first public hearing is to discuss a bond issued to  
25 finance the Wastewater's Martins Ferry Pump Station and Force Main Upgrades in the amount of  
26 \$4,300,000.00. The second public hearing is to discuss a bond issued to finance the Sludge Handling  
27 Upgrades at the Wastewater Treatment Facility in the amount of \$1,500,000.00. The third public  
28 hearing is to discuss a bond issued to finance the Wastewater's Merrimack Street and Golden Gate  
29 Pump Station Upgrades in the amount of \$1,100,000.00.  
30

31 **Public hearing in accordance with RSA 33:8-a to discuss a bond issued to finance the Wastewater's**  
32 **Martins Ferry Pump Station and Force Main Upgrades in the amount of \$4,300,000.00.**  
33

34 Ken Conaty Superintendent of the Hooksett wastewater Treatment Facility- We weren't planning on  
35 putting any warrants together this year. The reason we have is that the ARPA funding that has come  
36 forward is 30% forgiveness on the principal that we borrow. The 2<sup>nd</sup> grant has already been promised  
37 to us in the amount of \$450,000 if we pass the warrant article at Town meeting. The other 2 are on  
38 their list for this coming season. The first one is a bond to perform Martins Ferry Pump Station and  
39 Force Main upgrades. Right now, the main is 52 years old and is overdue for replacement. As I have  
40 been before you guys before on this issue, we were going to take on these responsibilities ourselves  
41 using the 1.2 million that we have granted towards the TIF. We have talked to the TIF committee and  
42 decided that this is the best use of these funds to prep for that program. It also includes \$840,000 in  
43 grants, and \$300,000 in TIF district funds towards that project. The \$4,300,000.00 will actually only  
44 need to be funded with \$1,960,000, which is a big difference than what we thought last year. It will be  
45 replacing all the electrical components and the generator. The force main would come away from the  
46 railroad tracks and come up into the Manchester sand property and away from the river which is more

47 ecological safety. 4,000 ft of gravity and 4,000 ft force main in the ground which is easier to take care  
48 of.

49  
50 J. Sullivan- I assume the size has increased?  
51

52 K. Contay- yes from 8-inch cast iron to 12-inch HDPE, more volume and uses less energy to pump, so  
53 we can use smaller pumps at the pump station to pump the same volume.  
54

55 C. Karolian- the Martins Ferry Pump Station is on the East side of the River and about a mile and a half  
56 that runs up to the sewage facility. I see that the request date on the warrant article is November of  
57 last year. I don't believe that the town council even started discussing this until after. On all three of  
58 these warrant articles they all say 11/23/2021. In the warrant article it says that the Town will receive  
59 up to \$840,000 in grants, \$1,200,000 from Wastewater Reserves, and \$300,000 from TIF funds. How do  
60 you include the TIF district funds when the TIF district has not been expanded to the east side as of  
61 yet?  
62

63 K. Contay- the Martins Ferry pump station has to accept all the flow from the TIF district and that's  
64 how we talked about how that would be acceptable uses of the TIF funds.  
65

66 C. Karolian- correct me if I am wrong I thought we talked to the attorney because I brought up the  
67 question of the TIF district and Cross Road putting the sewer system up Cross and across state property  
68 and it was outside of the TIF. The attorney gave 2 options, 1 being we can relocate the sewage to be  
69 within. Martins Ferry is outside of the TIF, I don't understand how we can go forward with a vote on  
70 something that has not even been done yet. We have not even expanded the TIF district. This has been  
71 anticipated in the warrant article that the TIF district is going to be expanded to the East side. So, I am  
72 confused as to the date on the warrant of 11/23/2021, this being outside of the TIF regardless if it  
73 receives stuff from the TIF district.  
74

75 K. Contay- the connection of the pipe between the TIF and that location makes it part of the TIF district  
76 use.  
77

78 C. Karolian- I think the attorney would disagree with that. Why can't the 8-inch pump be relined like it  
79 is done all across the country.  
80

81 K. Contay- You can't reline a cast iron 8-inch pipe you are going to shrink it down to about 6.5 inches  
82 and restrict the flow even more. If we reline I would need to increase the pumps to 180 HP to  
83 accommodate.  
84

85 C. Karolian- I don't know how we can go forward on a warrant when we are assuming that the district  
86 is going to be expanded. It would appear that the real reason for the upgrade is that it is being added  
87 to the TIF district. I feel this warrant article is defective.  
88

89 R. Duhaime- the current pipe is in the railroad property and the time to move on it is now. Moving it  
90 over to the Manchester property is the best option for it, it's going to save us money. I understand the  
91 issues with the TIF. We are not voting on this until March and I understand that it can be removed

92 before then if it is found to be incorrect. I'd hate to lose out on these funds and understand the need  
93 to move on it.

94

95 C. Karolian- this piping is 52 years old, did the sewer commission put capital away for this  
96 improvement? Do you know how much money is in the capital improvement fund for this?

97

98 J. Sullivan- you did say that through legal opinion that even though this is outside the TIF district can  
99 this be allowed? Ken indicated yes. Can you explain.

100

101 A. Garron- I know we signed an MOU with the sewer commission pledging to this project the \$300,000  
102 of TIF funds realizing that once we do the pump from the pump station from the exit 10 side of the TIF  
103 plan it is going to come out of the district underneath the river to the other side. Without this pump  
104 station then there is no way that their plant can accept the flow. Even if we are very successful in the  
105 exit 10 area this project needs to take place or it doesn't go anywhere. The difference between where  
106 you are talking about at the Cross Road, where it was clearly coming out of the district and then going  
107 back into the district at another point. Where this project, we have moved the pump station. The  
108 project included going under the river and then attaching to the pump station.

109

110 C. Karolian- perhaps the MOU was signed prematurely. The TIF expansion has not occurred yet, and I  
111 think we are not allowed to spend TIF funds if it is not included in the district.

112

113 A. Garron- it was definitive that we could not do that for the Cross Roads area. We had asked legal  
114 about this particular project. For example, if they weren't going for a bond for the work that they were  
115 going to be doing over there and we had the money to move forward our project, the pump station  
116 and the drilling under the river we would have proceed with that and that would have been technically  
117 out of the district but it was a part of the plan that we are currently engineering to do.

118

119 C. Karolian- I understand that, the money to do that can come from elsewhere, and that's why I asked  
120 how much was in the capital improvement fund. If the TIF district does not go forward and the TIF  
121 district does not put money in then the commission will have to fix and replace this.

122

123 K. Contay- the original design of the Martins Ferry Pump Station was the TIF districts issue to upgrade.  
124 We are taking on the responsibility to upgrade with only \$300,000 responsible by the TIF district.

125

126 J. Sullivan- how are you going to address this if the \$300,000 is not given?

127

128 K. Contay- we will have to figure it out and move forward.

129

130 R. Duhaime- it's a 4.3 million upgrade. It says 1.2 million of waste water reserves. That answers your  
131 questions on capital improvements.

132

133 D. Boutin- I want to point out that the TIF advisory board is in full support of this. This is critical to the  
134 expansion of the east side of the river.

135

136 **Brief Recess 6:45 pm-6:50 pm**

137  
138 A. Garron- C. Karolian is correct, when we did ask about a portion of the project between exit 10 and  
139 11 on Cross Street and if TIF funds could be used for a project outside and the answer was no.  
140 Although you could make the argument you would recommend expanding the district to include those.  
141 Now for the pump under the Merrimack tying on that was part of our engineering study to do at a cost of  
142 1.5 million dollars, which was the Martins Ferry Pump upgrades as well as the sewer force main which  
143 was part of the project. I could not locate the comments from that, and that this was always part of the  
144 project that we have been planning on.

145  
146 ***D. Boutin motioned to table this proposed warrant article discussion until our next meeting so***  
147 ***we can receive more information from legal and finance. We can table it to our next meeting and***  
148 ***vote on this after we have or have not formally accepted expanding the TIF district. I think it***  
149 ***would be beneficial to have a letter from counsel acknowledging if this is in the TIF district and***  
150 ***if TIF funds can be used towards this project, seconded by A. Walczyk.***

151  
152 C. Karolian- can we use the money from the TIF district if it is not in the TIF district? Is this legal?

153  
154 A. Garron- if the money is not eligible the \$300,000 what is the appropriate change.

155  
156 K. Contay- if the sewer commission picks up that \$300,000 will that be acceptable?

157  
158 J. Sullivan- I know at the deliberative session the amounts can be changed as long as we don't change  
159 the intent.

160  
161 **Vote 5-2 to table the motion.**

162  
163 **Public hearing in accordance with RSA 33:8-a to discuss a bond issued to finance the Sludge Handling**  
164 **Upgrades at the Wastewater Treatment Facility in the amount of \$1,500,000.00.**

165  
166 K. Contay- we have a 12-year-old belt press that is due for repairs. We are only getting about 16% cake  
167 off the press. The fix will give us about 20% cake off the press. Right now, disposing of sludge is getting  
168 very expensive. We have a good deal with the Town of Merrimack, they give us a good rate and  
169 dumping it at other places is getting excessive. We are at \$150 per ton. This has already been approved  
170 by DES for funding in \$450,000 grants. The total funding would be \$1,050,000 total.

171  
172 **Public hearing in accordance with RSA 33:8-a to discuss a bond issued to finance the Wastewater's**  
173 **Merrimack Street and Golden Gate Pump Station Upgrades in the amount of \$1,100,000.00.**

174  
175 K. Contay- the Merrimack Street pump station is 52 years old. It has a delta electrical system and it is  
176 necessary to be upgraded by Eversource. They have to upgrade all the transformers outside as well as  
177 the electrical inside, and they no longer make pumps that run off of delta electricity. This will allow  
178 more pumping capacity should we expand more into that area. This will be less electricity usage, and  
179 include a new generator outside for Merrimack Street. The Golden Gate pump station is 31 years old  
180 and has never been upgraded. It has older style pumps that are not handling the flushable wipes. It has  
181 never had a generator, so if we loose power for more than 24 hours I have to call in trucks to pump out  
182 the sewerage, it will save money in the future and provide a better service to those in the area.

183  
184 J. Sullivan- is there a breakdown of what % will be going to Golden Gate vs Merrimack Street Project?

185  
186 K. Contay- \$350,000 to Golden Gate and the rest to Merrimack Street.  
187  
188 J. Sullivan closed the Public Hearings on articles B & C.  
189  
190 ***C. Karolian motioned to move article B to go to the warrant article for vote, seconded by D. Boutin.***

191  
192 **Roll Call Vote #2**  
193 ***R. Duhaime Aye***  
194 ***J Durand Aye***  
195 ***C. Jones NP***  
196 ***R. Lapierre Aye***  
197 ***A. Walczyk Aye***  
198 ***D. Boutin Aye***  
199 ***C. Karolian Aye***  
200 ***T. Tsantoulis NP***  
201 ***J. Sullivan Aye***

202  
203 ***Vote in favor 7-0.***

204  
205 ***C. Karolian motioned to move article C to go to the warrant article for vote, seconded by D. Boutin.***

206  
207 **Roll Call Vote #3**  
208 ***D. Boutin Aye***  
209 ***C. Jones NP***  
210 ***A. Walczyk Aye***  
211 ***J. Durand Aye***  
212 ***R. Duhaime Aye***  
213 ***T. Tsantoulis NP***  
214 ***R. Lapierre Aye***  
215 ***C. Karolian Aye***  
216 ***J. Sullivan Aye***

217  
218 ***Vote in favor 7-0.***

219  
220 R. Duhaime- were you looking to get this done soon? If we get this voted on by the 26<sup>th</sup> can it still go  
221 onto the warrant article. We want to move forward with this so we can get those funds before they are  
222 given away.

223  
224 A. Garron- we need a 1<sup>st</sup> and 2<sup>nd</sup> at the deliberative who would like to volunteer do make those  
225 motions? J. Sullivan and R. Duhaime will tend to article B and D. Boutin and R. Lapierre will tend to  
226 article C.

227  
228 **ADJOURNMENT**

229  
230  
231 ***Chair Sullivan motioned to adjourn the meeting at 7:15 pm. seconded by D. Boutin.***  
232

233 **Vote in favor 7-0.**

234

235

236 Respectfully submitted,

237 *Alicia Jipson*

238

239 Alicia Jipson

240 Recording Clerk

241

242

243

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