

**Town of Hooksett  
Town Council Meeting Minutes  
Wednesday, March 13, 2024**

1  
2 The Hooksett Town Council met on Wednesday, March 13, 2024, at 6:00 pm in the Hooksett Municipal  
3 Building.

4  
5 **CALL TO ORDER**

6 Chair Tsantoulis called the meeting of March 13, 2024, to order at (6:00) pm.

7  
8 **PROOF OF POSTING**

9 Town Administrator, Andre Garron, provided proof of posting.

10  
11 **ROLL CALL**

12 **In Attendance:** Councilor James Sullivan, Councilor John Durand (arrived at 6:30), Councilor Randall  
13 Lapierre, Councilor Roger Duhaime, Councilor David Boutin, Councilor Timothy Tsantoulis, Councilor  
14 Jodi Pinard, and Councilor Alex Walczyk

15  
16 **Absent:** Councilor Keith Judge

17  
18 **PLEDGE OF ALLEGIANCE**

19  
20 **AGENDA OVERVIEW**

21  
22 **PUBLIC HEARINGS**

23  
24 **6.1 Public Hearing to enter into a PILOT Agreement with Central Rivers Hydro Power as allowed**  
25 **under RSA 72:74 (see 9.1)**

26  
27 M. Serge- we are here today to discuss entering into a PILOT agreement with Central Rivers Hydro  
28 Power. CRP LLC operates a hydroelectric generating facility with a 1.6 Mega Watt capacity on the  
29 property. This would be advantageous for the Town of Hooksett as it would eliminate the yearly  
30 abatement requests from the taxpayer. This would be a 5-year agreement. We had an abatement case  
31 with Central River years ago and this agreement is dovetailing off that abatement.

32  
33 Brian Fogg- I was involved in the 2020 tax abatement settlement for the Central River property. The  
34 problem with Eversource was they never gave any information on the facilities. They would never give  
35 detailed operational information. The valuation back then at 3 million. During the appeal process it  
36 came out that they were under an order to build a fish ladder and a draft tube that needed repairs. We  
37 had a facility that was worth 3 million that needed 2.6 million in capital repairs. These capital repairs are  
38 non-revenue generating repairs. So, after taking into consideration of that we settled at \$1.7 million.  
39 After the agreement expired, I looked at the fair market value in 2023 and reducing the incomplete fish  
40 ladder, they got a break the first time that was negotiated in and not fair for them to get another break,  
41 so we then discussed them doing a PILOT agreement. They were receptive to the idea and understood  
42 that it wasn't fair for the Town to be penalized. We settled on the implied value of 2.4 million for use of  
43 the PILOT. I think you have the best result of a PILOT agreement that I have been involved in. They  
44 agreed to the \$60,000 PILOT agreement and that's what we bring forward to you.

45  
46 B. Sullivan- the fish ladder is still not complete. It looks like this agreement will give us more tax dollars.

47

48 M. Serge- the reason these are advantageous to the town is because you lock in a certain price that  
49 you are going to lock in at a certain price. If not then they can apply for an abatement, then you'd be  
50 paying legal fees to address the abatement issues.

51  
52 D. Boutin- what happens after the 5-year period?

53  
54 M. Serge- we can re-approve if we want to or go back to taxation. Given what they are doing here I  
55 think it would be likely they will be coming forward for a renewal.

56  
57 D. Boutin- what happens if they sell, will this stay with the property or go away?

58  
59 M. Serge- there is language that says it follows to the transferees.

60  
61 R. Duhaime- when you do this evaluation do you know what the plant is producing for electricity?

62  
63 B. Fogg- yes, we do it is part of the valuation process.

64  
65 R. Lapierre- is it unreasonable for a deal like this to include an escalator?

66  
67 B. Fogg- it is not unusual.

68  
69 J. Duhamel- I've delt with PILOTS but not on a utility one. This is a no brainer this is a good deal for  
70 Hooksett.

71  
72 A. Walczyk- what can we expect the value of the property to be at the end.

73  
74 B. Fogg- what I know about hydro electric is that you are not going to see a huge gain in value. Inflation  
75 might control it a little, but you won't see a big gain in value.

76  
77 T. Tsantoulis closed the PH at 6:31.

78  
79 **SPECIAL RECOGNITION**

80  
81 **7.1 Hooksett Municipal Employee - New Hire**

82  
83 A. Garron – we have 1 new hire in the PD and 2 employees departing from Hooksett.

84  
85 **PUBLIC INPUT**

86  
87 Kathy McLean 64B Dale Road- I'm here to discuss how great the library is. We don't have a senior  
88 center in Hooksett. The library helps provide some of the services to the seniors. I believe it is also a  
89 warming center. In the last 3 weeks the library has had to close due to loss of power. It is dangerous to  
90 have an emergency center that doesn't have a generator. When it is shut down a lot of families are  
91 affected by it. I know that by the end of January there were ARPA funds that have yet to be expended,  
92 and I think this would be a worthy project for the funds. It would benefit everyone.

93  
94 ***D. Boutin motioned to instruct the TA to look into the cost of a generator at the library;***  
95 ***seconded by R. Lapierre.***

96 ***Vote in favor 7-1***

97  
98 R. Lapierre- at that next meeting if we are all amendable there is nothing stopping us from approving  
99 this before coming to the ARPA subcommittee.

100  
101 **SCHEDULED APPOINTMENTS**

102  
103 **9.1 Matt Serge, Town Attorney and Brian Fogg, Utility Consultant - To enter into a PILOT**  
104 **Agreement with Central Rivers Hydro Power as allowed under RSA 72:74 (see 6.1)**

105  
106 *D. Boutin motioned to Enter into a PILOT agreement with Central Rivers Hydro Power as*  
107 *allowed under RSA; seconded by 72:74. And authorize TA Garron to sign; seconded by A.*  
108 *Walczyk.*

109  
110 **Roll Call Vote #2**  
111 *R. Duhaime Abstained- brother neighbor*  
112 *J Durand Abstained- just walked in*  
113 *J. Pinard Aye*  
114 *R. Lapierre Aye*  
115 *A. Walczyk Aye*  
116 *D. Boutin Aye*  
117 *K. Judge NP*  
118 *J. Sullivan Aye*  
119 *T. Tsantoulis Aye*  
120 *Vote in favor 6-0-2*

121  
122 **NEW BUSINESS**

123  
124 **14.1 Town Administrator Recommendations to comply with the reduced Operating Budget**  
125 **FY2024-2025 of \$23,657,820 as voted on at the Deliberative Session held on 2/3/2024.**

126  
127 A. Garron went through the slides of his 24/25 budget reduction presentation. He discussed each  
128 budget and the total reduction in those budgets to accommodate the default budget.

129  
130 J. Sullivan- the Historical Society has received a nice endowment that is gaining interest, and we can  
131 afford to forego the \$999 back to the town.

132  
133 A. Walczyk- I think if you are going to give that money back then it should be restored to the volunteer  
134 and Employee appreciation Night.

135  
136 R. Duhaime- to save money on postage I can have my packet picked up.

137  
138 J. Pinard- ben, cutting \$300k from your budget, how is that going to impact your dept.

139  
140 B. Berthiaume- any cuts affect the dept. and reduces what spending we do and what roads can get  
141 refinished.

142  
143 J. Pinard- what was on your road list were you going to do that you are cutting?

144  
145 B. Berthiaume- Farmer Road was projected to be about \$300,000 so we are cutting that from the plan.

146  
147 J. Pinard- the cemetery commission only has a budget less than \$2,000; I don't believe it is appropriate  
148 to cut the cemetery budget.

149  
150 Members of the council thanked TA Garron and Dept heads for their work on budget reductions.

151  
152 **14.2 Motion to approve the purchase of a new tanker from Alexis Fire Apparatus in the amount**  
153 **of \$786,300.00 using the HGAC purchasing consortium, plus \$1,000 using insurance proceeds**  
154 **and to approve the Town Administrator or his designee to sign the purchasing**  
155 **contract/agreement(s).**

156  
157 *J. Sullivan motioned to approve the purchase of a new tanker from Alexis Fire Apparatus in the*  
158 *amount of \$786,300.00 using the HGAC purchasing consortium, using insurance proceeds and*  
159 *to approve the Town Administrator or his designee to sign the purchasing*  
160 *contract/agreement(s).; seconded by D. Boutin.*

161  
162 **Roll Call Vote #3**

163 ***D. Boutin Aye***  
164 ***J. Pinard Aye***  
165 ***A. Walczyk Aye***  
166 ***J. Durand Aye***  
167 ***R. Duhaime Aye***  
168 ***J. Sullivan Aye***  
169 ***R. Lapierre Aye***  
170 ***K. Judge NP***  
171 ***T. Tsantoulis Aye***

172 ***Vote in favor 8-0***

173  
174 R. Lapierre- the amount that we motioned does that count the \$1,000 deductible?

175  
176 S. Colburn- Tanker 1 was involved in an accident on November 22, 2023 on Hackett Hill Rd where a  
177 pickup truck ran the stop sign at the side toll entrance. Using dash cam footage, it was determined the  
178 driver of the pickup truck was at fault. Tanker 1 sustained significant damage to the chassis. After  
179 review by the Primex adjuster, the plan was to remount the pump, body and tank on a new chassis.  
180 After obtaining an estimate, Primex had a second and more specialized adjuster review the truck and  
181 after that review Primex has decided to total the vehicle. Hooksett Fire has been working with Lakes  
182 Region Fire Apparatus (who sold the current tanker to Hooksett) to build a replacement tanker from  
183 Alexis Fire Apparatus. The specifications are the same as our current tanker with a few safety  
184 upgrades and a few minor changes to make operations more efficient. The new truck will have a single  
185 galvanized frame rail and stainless steel body to limit corrosion issues experienced with past apparatus.  
186 The life expectancy of the new vehicle will be 25-30 years. The expected build time for the truck is 24-  
187 28 months due to chassis delivery times. Alexis Fire Apparatus will start body production early and  
188 have the body ready to be mounted on the chassis once the chassis arrives from International. This  
189 should save us approx. 2-3 months' time.

190  
191 A. Walczyk- I know paint was mentioned. I know when we get a new truck it needs to outfitted, is that  
192 included?

193  
194 S. Colburn- all those costs are included in these costs.

195

196 D. Boutin- will anyone be going down to observe what they are doing?

197

198 S. Colburn- yes, when it comes to final inspection a few of us will.

199

## 200 APPROVAL OF MINUTES

201

202 ***D. Boutin motioned to approve the Town Council public minutes of February 28, 2024, seconded***  
203 ***by J. Pinard.***

204 ***Vote in favor 7-0-1***

205

## 206 TOWN ADMINISTRATOR'S REPORT

- 207 • Martins Ferry Pedestrian Bridge- Salvage or Dispose
- 208 • Rt. 3A/ Hackett Hill Rd/Main Street Intersection Design Alternatives Meeting- Thursday, March
- 209 21, 2024, at 6:00 p.m. in the Cawley Middle School Cafeteria.
- 210 • Congrats to the councilors who got re-elected. Unfortunately, the increase in stipends did not
- 211 pass.
- 212 • Capital Improvement Program Committee-Council Rep.
- 213 • Assessing –Dept. of Revenue Administration- Letter regarding Hooksett’s 2023 Revaluation
- 214 • ARPA Obligation Deadline- Dec. 31, 2024
- 215 • Granite Wood Phasing Plan

216

217 Upcoming Meetings:

218 • Library Trustee Mtg- March 18th @ 5:30 pm -Library

219 • Planning Board Mtg- March 18th @ 6pm – Town Hall

220 • Economic Development Advisory Committee- March 20th @ 5:00- Town Hall TOWN OF HOOKSETT  
221 administration DEPARTMENT MEMORANDUM TELEPHONE (603) 485-2017 WEBSITE

222 [www.hooksett.org](http://www.hooksett.org) FAX (603) 716-2007 2

223 • Rt. 3A Intersection Projects Alternatives Workshop- March 21st @ 6:00 pm - Cawley Middle School  
224 Cafeteria -89 Whitehall Road

225 • Planning Board Workshop Mtg- March 26th @ 6:00 pm- Town Hall

226 • Town Council Meeting- March 27th @ 6:00 pm- Town Hall

227

## 228 TOWN COUNCIL FUTURE AGENDA ITEMS

229

## 230 INFORMATIONAL ITEMS AND CORRESPONDENCE

231

## 232 SUB-COMMITTEE REPORTS

233

234 R. Duhaime- thank all the volunteers yesterday at voting.

235

236 A. Walczyk- April 20<sup>th</sup> is beautify Hooksett Day. May is a river walk.

237

## 238 ADJOURNMENT

239

240 ***D. Boutin motioned to adjourn the meeting at 7:57pm; seconded by J. Pinard.***

241 ***Vote in favor 8-0***

242

243 Respectfully submitted,

244 ***Alicia Jipson***

245 Alicia Jipson  
246 Recording Clerk