



TOWN OF RYE SEWER COMMISSION

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SEWER COMMISSION MEETING MINUTES

Tuesday, February 15, 2022, 8:00 a.m.

Rye Beach Village District Building

830 Central Road, Rye Beach, NH

In attendance: David Kohlhase, Chairman; Susan Labrie, Commissioner; David Adams, Commissioner by phone; and Lee Arthur, Sewer Director.

Guest: Joe Coronati, Jones and Beach Engineers; Michael Green, Green and Co.; Jenna Green, Green and Co.; Gregg Mikolaities, August Consulting; and John O'Neil, Green and Co.; John McCune, 500 Bracket Road, Rye, NH.

I. Call to Order and Pledge of Allegiance

The Rye Sewer Commission Meeting was called to order at 8:10 a.m.

II. Announcements

There were no announcements.

III. Public Comment

There were no comments.

IV. New Business

a) Route 1 Sewer Parcel ID: 010-006; 014-03; 014-05; 014-08; 014-09

Gregg Mikolaities, August Consulting representing Green and Co. indicated that the Green and Co. has land under option on Route 1 in Rye and they are evaluating a municipal sewer connection verses an onsite septic system. Currently, there has been no specific proposal, just a dialogue. They are exploring the possibility of an expansion of the City of Portsmouth sewer system and want to understand the process and history of previous expansion attempts.

Joe Coronati, Jones and Beach Engineers referred to a google earth image that showed the location of the property. He referred to the land as the Ciborowski property and noted that there has been discussions over the years about expanding sewer into Rye and how that would happen. Green and Co. is exploring developing the Rye property to include two 40-unit multifamily housing developments. It was pointed out that the property is commercially zoned with a multifamily overlay district. Municipal sewer in Portsmouth is 1600-1700 feet away from the first conceptual entrance in Rye. The profile would work for gravity flow, with passing the Berry Brook Culvert as the hardest part. He suggested that they are interested in installing the 1600-1700 feet of sewer main in Route 1 to the first entrance of the property in Rye. He showed a conceptual layout, that had 40 units on two different

abutting parcels in Rye and a third 40-unit development in Greenland (that would also want to connect to municipal sewer).

It was explained that there would be two types of developments in Greenland in that one would be age restrictive and that would be different than in Rye. The first access road to the development in Rye would be to the left of Lago's Ice Cream and the next entrance would line up with Airfield Drive. The third entrance would be at Breakfast Hill across from the Bethany Church.

The possibility of a septic system was discussed, and it was indicated that test pits have been dug. Green and Co. representatives explained that they were under the impression that the Town of Rye does not want septic systems in that location and noted that the parcels are part of the Aquifer District. The development would be situated 120-130 feet from the right of way on Route 1 and comply with work force housing requirements.

They were asked if they are proposing to build and pay for the expansion. Representatives suggested the possibility of a Tax Increment Financing (TIF) District. It was discussed that the first step was to get approval from the townspeople. Which has already been accomplished by the passing of "Article 25: To see if the Town will vote in favor of the expansion of the City of Portsmouth sewer system (at no cost to the Town of Rye and pursuant to an intermunicipal agreement to be negotiated between the Rye Sewer Commission and the City of Portsmouth) in order to provide public sewer service by the City of Portsmouth from the Rye/Portsmouth boundary on Route 1 ending at the Route 1/Washington Road intersection." on March 12, 2019. Next there is the development of an intermunicipal agreement as well as the issue of funding the expansion. The expansion was approved by the townspeople under the condition that it is at no cost to the Town of Rye.

The last time a sewer expansion was proposed in 2019, there was more than one development interested in connecting. Since that time those developments abandoned the prospect of an expansion as their construction window narrowed. They also were short in their fundraising efforts. An Intermunicipal Agreement was drafted and brought to the City of Portsmouth Council late in 2019 and was kicked to the new council early in 2021. There was a lot of discussion regarding flow and it was noted by the Sewer Commission that future flow projections need to be realistic. At the time the new council was concerned about the remaining capacity at their new wastewater treatment plant (WWTP), although the city engineer was not concerned. COVID hit and the initiative was stalled.

Over the years there has been attempts to expand sewer into Rye at no cost to the Town and each time the cost has increased, and the funds have not been able to be secured. It was discussed that a concern is that currently millions of dollars of upgrades may be needed in Portsmouth to accept additional flow. The prospect of new infrastructure funding opportunities was discussed.

Gregg Mikolaities suggested that the expansion could possibly be supported by a TIF. But it would not pay for millions of dollars of upgrades need to Portsmouth's infrastructure. It would be built to municipal standards, a public sewer and the ability to be expanded.

There was a meeting with the staff in Portsmouth this past fall to follow-up on where things were left. It was communicated at that meeting that millions of dollars of upgrades may be needed in Portsmouth to accept additional flow.

It was discussed that the Sewer Commission is the authorized authority to negotiate an intermunicipal agreement with the City of Portsmouth. David Kohlase explained that the Sewer Department is funded by its users and is not part of the tax base. Collaboration with the Select Board would be required to pursue a TIF and possibly to pursue anticipated infrastructure funding opportunities. When the expansion at Foyes Corner took place, the developer communicated with the Sewer Commission and the Sewer Commission informed the Select Board. However, the developer funded the project. The City of Portsmouth is responsible for that sewer line and billing. It was noted that in the case of Adams Mobile Home Park, the City of Portsmouth bills the Rye Sewer Commission and in turn they bill Adams Mobile Home Park.

It was questioned whether Rye Water would service the developments. Lee Arthur mentioned that she was asked to attend a work session that the Select Board was having on water and wastewater for the Route 1 corridor this evening at 5:30 p.m. She indicated that it was a public meeting and would be lived streamed.

It was discussed exploring what funding opportunities may be available and revisiting the intermunicipal agreement. Meeting with the City of Portsmouth to further understand the previously mentioned needed upgrades and the potential effect on an expansion was identified as necessary. The Sewer Commission supported the developer having a discussion with the City of Portsmouth and ask that there was open communication.

b) Warrant Article 11

Lee Arthur indicated that she attended the deliberative session on February 5, 2022 and spoke to Article 11.

“Article 11. To see if the Town will vote to raise and appropriate the sum of thirty thousand dollars (\$30,000) for the purpose of developing a Wastewater Asset Management Plan to authorize the Sewer Commission to borrow thirty thousand dollars (\$30,000) from the New Hampshire Department of Environmental Services (DES) Clean

Water Revolving Fund and to appropriate the amount of three hundred dollars (\$300) for interest payments during 2022. This DES program includes principal forgiveness, thus there is no cost to the town other than a small amount of interest. This appropriation is in addition to the operating budget. (3/5 vote required).”

It was discussed that the New Hampshire Department of Environmental Services CWSRF Program is currently offering loan forgiveness on loans made for the development of an asset management program for wastewater assets. The warrant article proposed is like a 2018 warrant article that the Department of Public Works had for stormwater management except the proposed is for wastewater asset management. In order to apply for the funding, the Sewer Commission needs to get authority to borrow the full amount of loan including the principal to be forgiven and interest incurred. This is achieved through the warrant article.

The scope of work would include all vertical (pump stations) and horizontal assets (piping, manholes etc.) and cover the cost of: Software, Equipment purchase and contractor services. If the application is approved it will provide the opportunity to integrate existing horizontal collection system data into a new software platform; create an inventory of assets; determine the value of the departments assets, prioritize the assets based on a condition assessment; analysis the assets life cycle, assist with the development of a funding strategy for asset maintenance and replacement; create an implementation and communication plan as well as staff training.

Motion was made by David Adams to approve the Warrant Article 11 as presented. Seconded by Susan Labrie. Motion carried.

V. Old Business

Wright-Pierce Pump Station’s Evaluation and Assessment Report Update

It was reported that currently an energy evaluation is being conducted on each pump station. The evaluation is supported by the New Hampshire Department of Environmental Services at no cost to the Town. The results of that evaluation will be considered in the Pump Station’s Evaluation and Assessment Report anticipated to be completed in March.

VI. Consideration of the O&M Report, February 15, 2022

The flow summary for Church Road Pump Station in December was 2,815,800 gallons the previous year flow for the same period was 4,506,600. The rainfall for December was 2.94 inches. Pump 2 at Church Road Pump Station was down and replaced on December 21, 2021. There were no irregularities noted at Jenness Beach and Abeniqui Pump Stations.

The flow summary for Church Road Pump Station in January was 2,859,600 gallons the previous year flow for the same period was 2,270,400. The rainfall for January was 2.29 with no data reported from Portsmouth/Pease Airport five days out of the month. There were no pump irregularities at each station.

Lee Arthur was asked to reach out to the owner and engineer of Adams Mobile Home Park for an update on their progress in making improvements to the septic storage and sewer system.

Motion was made by David Adams to approve the O&M Report of February 15, 2022. Seconded by Susan Labrie. Motion carried.

VII. Approval of Minutes

a) Sewer Commission Meeting Minutes of December 14, 2021

The sewer commissioners reviewed the meeting minutes of December 14, 2021.

Motion was made by David Adams to approve the Sewer Commission Meeting Minutes of December 14, 2021. Seconded by Susan Labrie. Motion carried.

VIII. Signing of Bills and Correspondence

a) Sewer Department Financial Report

At the end of December 2021, \$284,434.17 of the sewer budget had been expended and \$107,698.05 (27.46%) of the budget remained. It was explained that additional bills were paid in January for the previous year that are not reflected in the report. At the end of January 2022, \$9,094.95 had been expended. The 2022 Sewer Budget is not reflected in the financials until after it has been approved by Town Vote.

b) Signing of Bills

The secondary meter abatement for 5 South Road in the amount of \$129.63 was signed.

c) Warrant for the Collection of Sewer Operation and Maintenance Costs Town of Rye dated January 7, 2022

The amount of the warrant (sewer billing) dated January 7, 2022, was \$67,536.00.

d) Warrant for the Collection of Sewer Operation and Maintenance Costs Adams Mobile Home Park dated February 3, 2022

The amount of the warrant (sewer bill) dated February 3, 2022, to Adams Mobile Home Park was \$11,015.57.

e) List of Sewer Charges and Fees Effective January – March 31, 2022

1. Hook-up Fee:

A. Front Footage Charge	\$274.17/per foot
B. 50 Foot front (minimum charge)	\$13,708.50
100 Foot Front	\$27,417.00
170 Foot Front (maximum charge)	\$46,608.90

2. O.M.R. (Operating & Maintenance) Charge
Per Cubic feet of H2O Consumption .09

Motion was made by David Adams to approve List of Sewer Charges and Fees Effective January – March 31, 2022. Seconded by Susan Labrie. Motion carried.

f) 2021 Annual Report

The Sewer Commission's Annual Report was reviewed.

IX. Adjournment

The next meeting of the Sewer Commission was tentatively scheduled for March 8, 2022 at 8:00 a.m.

Motion was made by David Adams to adjourn the Sewer Commission Meeting at 9:55 a.m. Seconded by Susan Labrie. Motion carried.

These are draft minutes. Please refer to the minutes of the next meeting for approvals/corrections.