



TOWN OF RYE SEWER COMMISSION

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SEWER COMMISSION MEETING MINUTES

Tuesday, July 10, 2018, 8:00 A.M.

Rye Beach Village District Building

830 Central Road, Rye Beach, NH

In attendance: David Kohlhasse, Chairman; Peter Kasnet, Commissioner; David Adams, Commissioner and Lee Arthur, Administrator.

Guest: Peter Crawford, John Chagnon, Bill Epperson, Joseph Falzone, and Kim Reed.

1. Call to Order

The Rye Sewer Commission Meeting was called to order at 8:05 a.m.

2. Roll Call

3. Announcements

There were no announcements.

Motion was made by David Adams to take agenda item a) Request by Harbor Street Limited Partnership (Joe Falzone) to expand the public sewer system to service property owned by Alfred Festa, located at the corner of Washington Road and Route 1, Tax Map 10, Lot 82 for a proposed 20 town house development (5 buildings with 4 units in each) under New Business out of order. Seconded by Peter Kasnet. Motion carried.

Motion was made by David Adams to take agenda item d) E-mail correspondence dated June 13, 2018 from Bill Epperson regarding expanding public sewer on Route 1 under Signing of Bills and Correspondence out of order. Seconded by Peter Kasnet. Motion carried.

Signing of Bills and Correspondence

d) E-mail correspondence dated June 13, 2018 from Bill Epperson regarding expanding public sewer on Route 1.

Bill Epperson mentioned that he wanted to draw the Sewer Commissions attention to the proposed developments in the vicinity of Route 1. The Planning Board has an application for 40 units on Airfield Drive and has recently been approached regarding 20 units at the corner of Washington Road and Route 1. He indicated that he has questioned engineers as to how much septic the 3000 ft radius can take and no one is willing to estimate. The Planning Board is requiring more sophisticated high end septic systems in that area. However, he feels if that area of Town is going to be developed, there needs to be some mechanism of sewer there. As the City of Portsmouth is currently upgrading their wastewater treatment facilities, he suggested now may be the opportune time to connect. He did note that there is no funding and no indication of any in place.

David Kohlhasse indicated that approximately 15 years ago, the feasibility of expanding the City of Portsmouth Sewer Service to North Hampton and Rye was discussed. At that time it was determined that North Hampton was less likely than Rye to pursue the matter. A few years later the Rye Sewer Commission investigated the expansions of the City of Portsmouth Sewer Service. The City of

Portsmouth was willing to allow Rye to connect. However, the connection fee was 2 million dollars and all costs to install the line, but no one came-up with the funds. Peter Kasnet mentioned that the City of Portsmouth was also going to do some infrastructure improvements downstream to accommodate the connection. David Kohlhasse pointed out that the expansion of sewer does have to go before the voters in the form of a warrant article. A prior warrant article that had the voters support stipulated that there would be no expense to the tax payers.

New Business

a) Request by Harbor Street Limited Partnership (Joe Falzone) to expand the public sewer system to service property owned by Alfred Festa, located at the corner of Washington Road and Route 1, Tax Map 10, Lot 82 for a proposed 20 town house development (5 buildings with 4 units in each).

Joe Falzone mentioned that the septic system cost for his proposed development of 20 units is a quarter million dollars and the septic system cost for the development on Airfield Drive is five to six hundred thousand dollars. He attended a Planning Board meeting where the owner of the Carpenter property was present and they announced that they would pitch-in (*The reference made to the Carpenter property was corrected to Ciborowski property later in the meeting*). He pointed out that Severino Trucking does all his work and if the installation of the sewer line was privately done it will be more cost effective. He noted it is just getting the land owners to say that they will put in x amount of dollars. He pointed out that the City of Portsmouth will only deal with the Town, not individual developers.

David Kohlhasse indicated that he is hesitant to go back to the City of Portsmouth without any funds guaranteed. Joe Falzone asked if the City of Portsmouth would install the sewer line. David Kohlhasse responded that the sewer line would need to be built to the City of Portsmouth specifications and then would be turned over to the city when completed. Once turned over to the City of Portsmouth, they would maintain the sewer line. It was pointed out that the Foyes Corner sewer expansion was similar.

Bill Epperson asked why North Hampton is not interested in sewer. David Kohlhasse mentioned they could use it; however, opposition in the past have used the argument that the earth is being depleted of water by having sewers.

Joe Falzone mentioned they are willing to commit two hundred and fifty thousand towards sewer and if the other project up the street is five to six hundred thousand dollars, they are half way there. David Kohlhasse asked where the Carpenter lot was that he discussed earlier. It was determined there was no Carpenter property and that Joe Falzone was making reference to the Ciborowski property.

Kim Reed asked David Kohlhasse what the process is for pursuing the matter further, if Mr. Falzone and the other developers have the funds as stated. David Kohlhasse indicated that the Sewer Commission can send a letter to the City of Portsmouth, again, asking them if they would be open to expanding sewer into Rye. David Adams suggested the need for a formal proposal from all the landowners indicating their funding commitment. Lee Arthur noted that Peter Rice, City of Portsmouth Public Works Director indicated that the request may have to go to their City Council and could not provide the potential cost or if they would be interested in expanding their sewer service into Rye.

David Kohlhasse suggested that they start with preparing a warrant article and he would contact the City of Portsmouth for comment. Bill Epperson mentioned on his end they will accumulate a list of folks that may be eligible or willing to connect. David Kohlhasse indicated that there are always two sides to the issue as many people don't want to see a Burger King go in.

Peter Kasnet indicated that one of the things that the City of Portsmouth will need is what the proposed load is for the area and ask the Joe Falzone to put together something. Joe Falzone noted that another thing he has run into in the past are those people who think that they are going to connect after the fact,

so a mechanism needs to be in place so they pay their fair share and interest. He indicated that everyone on his side of Route 1, with the exception of one property, is on board. It was mentioned that the developer at Foyes Corner pretty much funded the project himself and then turned the sewer line over to the City of Portsmouth. Lee Arthur clarified that Adams Mobile Home Park has a private line. The City of Portsmouth has determined that no other property can connect to the Adam's sewer line. Kim Reed asked if Adams could connect to a new line. It was noted "yes"; however, they already have spent a significant amount of funds on their own line.

It was pointed out that the Sewer Commission will need from the developer the proposed load for the area; estimate for the site work, identify connections and funding sources for the cost of the line. David Kohlhasse indicated that he would send a letter to the City of Portsmouth.

John Chagnon from the housing partnership note that he spoke to the City of Portsmouth engineer and it was noted that a sewer expansion request would have to come from the Town of Rye, not a private developer. It was discussed that a warrant article is also needed.

4. O&M Report, July 10, 2018

The flow summary for Church Road Station in June was 2,663,700 gallons and the rainfall amount was 2.84 inches. The pump data graphs for Church Road Pump Station, Jenness Beach Pump Station and Abenaki Pump Station for June were reviewed and it was noted that pump one at Church Road Station was down at the beginning of June as discussed at last months meeting. A small part in pump one was worn and has been replaced and both pumps are still running fine. There was a discussion that Mission Communication is frequently offline for short periods. Lee Arthur would contact them and see if there is anything that can be done to resolve the issue. She reported that on June 18, 2018 the sewer lines in the Jenness Beach Area were flushed and on June 25, 2018 the Jenness Beach Pump Station wet well was cleaned. The Church Road wet well was cleaned a couple months prior because of an entanglement with the sensor. Only one pump truck was provided and because two are needed to clean Church Road Pump Station, it was decided to clean it in the fall. Abenaki Pump Station was checked and it was determined that no cleaning was necessary.

Motion was made by David Adams to accept the Operations and Maintenance Report as presented. Seconded by David Kohlhasse. Motion carried.

5. Approval of Minutes

The Sewer Commissioners reviewed the meeting minutes of June 12, 2018.

Motion was made by Peter Kasnet to accept the Sewer Commission Meeting Minutes of June 12, 2018 as presented. Seconded by David Kohlhasse. David Adams abstained. Motion carried.

6. Signing of Bills and Correspondence

a) Sewer Department Financial Reports

Included in the meeting packet were the Financial and Treasurer Reports. At the end of June, 2018 the current year's expenditures were \$85,598.91 and 69.44% of the budget remained. The Treasurer's Report dated July 5, 2018 had the sewer operating fund balance of \$572,794.25

b) Bills

The Sewer Commissioners signed bills.

c) List of Sewer Charges and Fees July 1 – September 30, 2018

Included in the meeting packet was the list of Sewer Charges and Fees, Effective July 1 – September 30, 2018:

Hook –up Fee

Front Footage Charge	\$ 248.40
50 Foot Front (minimum charge)	\$12,420.00
100 Foot Front	\$24,840.00
170 Foot Front (maximum charge)	\$42,228.00

O.M.R. (Operating & Maintenance) Charge

Per Cubic Feet of H2O Consumption	.055
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- d) E-mail correspondence dated June 13, 2018 from Bill Epperson regarding expanding public sewer on Route 1.** *This item was taken out of order.*
- e) E-mail correspondence dated June 21, 2018 from Kim Reed regarding the deadline for 2019-2024 CIP.** Included in the meeting packet was a request from Kim Reed for the Sewer Commission's 2019-2024 CIP Submission.
- f) E-mail correspondence dated June 29, 2018 from Peter Rowell regarding 32 Old Beach Road.** Included in the meeting packet was correspondence from Peter Rowell regarding the septic system at 32 Old Beach Road. It was noted that there was a high bacteria count on the beach in the vicinity of the property and the Building Department is trying to determine the cause. There is no reference to a septic system on file and the Building Department has requested information from the owner. In the correspondence from the building department, it was indicated that in the absence of proof that a septic system has been installed, the property owner would have to connect to the Town Sewer System.

It was pointed out that it has not been determined that sewer is available at the site and that if the owner wants to pursue connecting to sewer instead of replacing their septic system, they need to make a formal request to the Sewer Commission, then see if the owner of the private line will allow them to connect.

7. Old Business

a) Secondary Meters Update

Lee Arthur indicated that she photographed the secondary meters that were installed at 13 Foss Circle and 2227 Ocean Boulevard. Peter Kasnet reviewed the photographs. She indicated that 13 Foss Circle could not currently be abated because the secondary meter read is more than what has been billed.

8. New Business

- a) Request by Harbor Street Limited Partnership (Joe Falzone) to expand the public sewer system to service property owned by Alfred Festa, located at the corner of Washington Road and Route 1, Tax Map 10, Lot 82 for a proposed 20 town house development (5 buildings with 4 units in each).** *This item was taken out of order.*

b) 2019-2024 CIP

Included in the meeting packet was the 2018 CIP Submission. Lee Arthur asked if the Sewer Commission had any additions to the CIP and pointed out that she would add Rye's contribution to the Town of Hampton's 11 million dollar bond once received.

c) Other

Included in the meeting packet was a request from Lizabeth Cullity of 24 Perkins Road for an abatement as a result of a water leak because of a split pipe in the crawl space. The plumbing bill and Aquarion correspondence was included with the request. The request was for an adjustment to the usage billed for second quarter (13,400 cubic feet).

The usage history for the property was reviewed. The Sewer Commissioners took the average of the four quarters in 2017 which was 625 cubic feet and deducted it from 13,400 cubic feet, leaving the abatement based on 12,775 cubic feet. The abatement is 12,775 cubic feet times the sewer rate of .055 which equals \$702.62.

Motion was made by David Adams to abate the owner(s) of 24 Perkins Road \$702.62. Seconded by Peter Kasnet. Motion carried.

The next meeting of the Sewer Commission will be held on Tuesday, August 14, 2018 at 8:00 a.m., Rye Beach Village District Building, 830 Central Road, Rye Beach, NH.

9. Adjournment

Motion was made by David Adams to adjourn the meeting at 8:53 a.m. Seconded by David Kohlase. Motion carried.

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