



# TOWN OF HUDSON

## Municipal Utility Committee

Dan O'Brien, Chairman      Kara Roy, Selectmen Liaison



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### Hudson Municipal Utility Committee Meeting Minutes

Date of Meeting: October 15, 2024

Member Attendees:

Dan O'Brien, Chairman  
Dave Shaw, Vice Chairman  
Dave Leary

Staff:

Barbara O'Brien, Water Utility  
Donna Staffier-Sommers, Sewer Utility

Public:

Mark & Donna Cormier  
1 Clement Rd

Absent- excused:

Karl Huber  
Elvis Dhima, Town Engineer- BOS meeting  
Kara Roy, Board of Selectmen Liaison- BOS meeting

The monthly meeting of the Town of Hudson Municipal Utility Committee was held Tuesday, October 15, 2024 at 7:00pm in the Buxton Meeting Room at Hudson Town Hall, 12 School Street Hudson, NH. Donna Staffier-Sommers provided secretarial duties.

**1. Acceptance of minutes**

The minutes of the September 17, 2024 Municipal Utility Committee meeting were reviewed.

Motion made by Dave Shaw; second by Dave Leary to “accept the meeting minutes for meeting dated September 15, 2024, as presented.” Motion carried.

### **7. New Business- Sewer Utility**

In consideration to Mark & Donna Cormier, the Chairman took Agenda Item 10.A 2 Clement Rd – Betterment Interest Recalculation Request, out of order.

Donna Staffier-Sommers provided an overview of the Clement Rd Industrial Park Betterment District established in 1987. Properties at 2 & 6 Clement Road, now owned by Mark & Donna Cormier, are included in the district with monies due when the properties are developed as commercial or industrial with a sanitary facility. The assessments recorded at the Registry have a 6% interest rate compounding since 1989.

The former owner of 6 Clement Rd. came to the Town in 2007 and requested some relief of the compounding interest rate. The Board of Selectmen approved capping the amount due as of January 20, 1999 with a grace period of no interest through 2007. A new interest rate of 1.5% began May 8, 2007. Interest only bills have been sent annually and paid by the Cormier’s to keep that principal amount from growing.

The Cormier’s are requesting similar terms for property at 2 Clement Road as given to the property at 6 Clement Road.

If the Town is considering following the same terms as given to 6 Clement Road, the principal/balance is to be capped at \$17,861.49, as of January 20, 1999, with a grace period of no interest through May 8, 2007. This cap includes 10 years of 6% compounded interest added to the principal (\$9,973.76 + \$7887.73). This is consistent with other district participants who were given a 10 year payment agreement back in 1989, along with the same terms given to 6 Clement Rd.

The owner’s are to pay the accrued interest from May 8, 2007 through May 8, 2024 in the amount of \$5,144.47 and follow with an annual interest only billing of \$267.92, beginning in 2025, to keep the principal from growing. The Cormier’s expressed agreement to the terms.

Motion made by Dave Shaw; second by Dave Leary “to recommend the Board of Selectmen cap the betterment assessment recorded on 2 Clement Road at \$17,861.49 and begin the new interest rate of 1.5% on May 8, 2007. The property owner is to pay interest from May 8, 2008 through May 8, 2024 in the amount of \$5,144.47 and the Sewer Utility is to begin annual interest only billings to the owner in the amount of \$267.92 in 2025.” Motion carried.

The Cormier's thanked the Committee for their consideration and left the meeting.

**2. Financial Status – Water Utility**

A – C. The Expenditure, Revenue Reports and Cash Flow reports for September 2024 were reviewed.

Dave Leary noted the over expenditure of line 5592-208 – Water oper/maint Telephone. 111% is used of the \$7,000 budgeted but \$4,953 is encumbered and not actually spent yet.

Motion made by Dave Shaw; second by Dave Leary ‘to accept the water financials as presented.’ Motion carried.

D. Whitewater Operations Report for September 2024 was reviewed.

At the last meeting, Dave Shaw noted on page 5, that August meter readings are not listed for the Weinstein well and Taylor Falls. Spoke to Elvis and he says the reads are now coming in from Pennichuck Water. Our software is currently not compatible with the wells.

Dave Shaw questioned the SCADA on the wells...all? One well is operational.

Motion made by Dave Leary; second by Dave Shaw “to accept the Whitewater report for September 2024, as presented.”

**3. Unfinished Business- Water Utility -None**

**4. New Business – Water Utility**

A. PFOA Study Commission – representative.

The Committee received a copy of an e-mail from the Town Engineer, Elvis Dhima, requesting that the Committee recommend someone to the Board of Selectmen to represent Hudson on this Commission. The Commission will investigate and analyze environmental and public health impacts related to releases of perflourinated chemicals in air, soil and groundwater. The State of NH is asking for representatives from Merrimack, Bedford, Londonderry, Hudson & Litchfield to be appointed by the governing body of such Town.

After some discussion, Dave Leary made motion; second by Dave Shaw “to recommend the Board of Selectmen appoint Dan O’Brien to represent the Town of Hudson as a Community Committee member to the Commission on

the Environmental and Public Health Impacts of Perflourinated Chemicals.”  
Motion carried.

B. Abatement W-UTL-24-04 - Town/ Gardiner 2 Spruce St M/l 197-052-000

The Hudson DPW hit the water line at this property. After repairs were done by Whitewater, the DPW turned the hose on to check the pressure and left it on. Customer spotted this the next day. Abatement request is for the excess water of 33 units (33 x 3.30 = \$108.90).

Motion made by Dave Leary; second by Dave Shaw “to recommend the Board of Selectmen grant abatement W-UTL-24-04 in the amount of \$108.90 for the reason given.” Motion carried.

**5. Financial Status – Sewer Utility**

A-C The Expenditure, Revenue and the Cash Flow reports for Sept 2024 were reviewed.

On the expenditure report, Dave Leary questioned line 5562-409 Maint/drainage \$65,458.42 was not budgeted. What is it for?

Also, page 7 references a Public Works Union contract. Why is this here?

The Committee was given a copy of the capital reserve accounts for period through 8/31/24.

Motion made by Dave Shaw; second by Dave Leary “to accept the sewer financials as presented.”

**6. Unfinished Business – Sewer Utility**

A. Sewer policy second review – Section III-A to III-C

The Committee reviewed this section of the policy book with a marked up version of the old policy identifying their previous recommendations. There were no new corrections to be made.

**7. New Business – Sewer Utility**

A. 2 Clement Road- Betterment Interest Rate Recalculation Request.  
This was taken out of order and presented earlier in the meeting.

**8. Informational - None**

**9. Remarks by Selectman, members and staff**

Dave Leary suggested that the Committee change the agenda format to read Unfinished Business in place of Old Business. This is the way another Committee addresses the agenda item and he thinks it sounds more appropriate. The Committee agreed.

Motion made by Dave Leary; second by Dave Shaw “to change the agenda format to read Unfinished Business in place of Old Business.” Motion carried.

Barbara shared that water shut offs are tomorrow and they have reduced this down to one person.

Motion by Dave Leary; second by Dave Shaw “to adjourn the meeting at 8:24 pm.” Motion carried.

Next meeting is scheduled for Tuesday, November 19, 2024 in the Board of Selectmen Meeting Room.

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Donna Staffier-Sommers  
Sewer Utility Administrative Aide

