

TOWN COUNCIL AGENDA
October 18, 2021
Moose Hill Council Chambers
7:00 P.M.

Regular meetings are cablecast live and videotaped for the convenience of our viewers at home. 7:00 PM.

A. CALL TO ORDER

B. PUBLIC COMMENT

- 1.) Discussion about School District Office Relocation
Presented by Tony DeFrancesco

C. PUBLIC HEARING

D. NEW BUSINESS

- 1.) **Order #2021-15** –An Order Relative to Expenditure of Maintenance trust Fund for Various Projects
Presented by Dave Wholley

E. OLD BUSINESS

- 1.) Discussion of language for nonbinding warrant article on water system expansion
Presented by Mike Malaguti

F. APPROVAL OF MINUTES

Approval of September 27, 2021 Town Council Minutes

G. APPOINTMENTS/REAPPOINTMENTS

- 1.) **Resignation of Chris Davies from the Planning Board.**
- 2.) **Appointment of Suzanne Brunelle to a 4/yr Full Position on SNHPC**
- 3.) **Re-appoint of Brian Battaglia to a 1/yr Alternate Position on SNHPC**
- 4.) **Appointment of Lynn Wiles to a 1/yr Alternate Position on SNHPC**

H. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report
3. Assistant Town Manager Report

I. NONPUBLIC DISCUSSION

1.) Discussion of proposed tax deed waivers under RSA 80:38

J. ADJOURNMENT

K. MEETING SCHEDULE

- A. Town Council Meeting – 11/01/2021
Moose Hill Council Chambers, 7:00 PM
- B. Town Council Budget Workshop 11/06/2021
Moose Hill Council Chambers, 8:00 AM

ORDER 2021- 15

An Order Relative to
Expenditure of Maintenance Trust Funds

First Reading: 10/18/21
Second Reading: Waived
Adopted: 10/18/21

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$8,230.80 from the Expendable Maintenance Trust funds for the repairs and improvements described in the attachment.

NOW THEREFORE BE IT ORDERED by the Londonderry Town Council that the Town Treasurer is hereby directed to disburse \$8,230.80 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell - Chairman
Town Council

(TOWN SEAL)

Sharon Farrell - Town Clerk

A TRUE COPY ATTEST:
10/18/21

| Description | Vendor | Amount |
|--|---|--------------------|
| <p><u>DPW Garage office and workshop</u></p> <p>Replacement of two existing direct vent gas heating units installed in 1996 with a mini split Mitsubishi air heating/AC unit. This will provide adequate heat designed for the size of both spaces, as well as, air conditioning which will replace the window units when they were available. This project will provide a better work environment for the employees and materials utilized and stored in both areas.</p> | <p>Jeff Daigle Plumbing & Heating LLC</p> | <p>\$ 8,230.80</p> |
| <p>Total Town Council EMTF Order # 2021-15</p> | | <p>\$ 8,230.80</p> |

ARTICLE NO. __: [NONBINDING VOTE ON WATER SYSTEM EXPANSION]

Are you in favor of the Town pursuing the expansion of water service to residents and businesses across town, whether by means of a municipal water district, expansion of existing regulated utility systems, community water systems, incremental improvements to existing systems and supplies, a combination of these, or through other means? It is anticipated that these measures would be funded by a combination of state or federal grant and loan funding and municipal taxation.

M E M O R A N D U M

TO: Mike Unger
FROM: Jeff McClure/Jeff Provost
DATE: June 30, 2021
SUBJECT: Work Scope and Budget - FINAL
Londonderry Water Expansion Assessment

Objectives

The purpose of the proposed engineering outlined herein is as follows:

1. To provide preliminary evaluation for an expansion of the public water system in Londonderry. Provide an assessment of connecting existing, small public water systems in Londonderry to serve areas where existing groundwater wells have been impacted by PFAS.
2. To determine water system upgrades, as necessary, in the Manchester Water Works (MWW) and Pennichuck East Utilities (PEU) water systems.
3. To establish budgetary cost estimates for the entire project.

Scope of Work

Task 1 – Work Scope and Budget Development

1. Participate in one video conference with NHDES officials to discuss the scope of the project.
2. Develop draft and final versions of a work scope and budget for the project.

Task 2 – Londonderry Water Main Extension Preliminary Engineering & Modeling

1. Establish the project area
 - a. Obtain all PFAS sampling data from DES in GIS format for the purpose of identifying each parcel in Londonderry that is eligible for inclusion onto a public water system
 - b. Develop a map that depicts the PFAS sample sites with existing water systems.
 - c. Using the map that is developed, work with DES to define the project area.

2. Add existing PEU model to the Regional Hydraulic Model
 - a. Obtain the PEU-Londonderry hydraulic model from PEU and add the model to the SNHRW Hydraulic model that was constructed previously.
 - b. Obtain all available water system information from PEU including (water main location, diameter, length, age, material, year of install, pump location, pump design point, pump curve, pump centerline elevation, atmospheric (ATM) tank location, ATM volume, ATM dimensions, ATM tank base elevation, hydropneumatic tank locations and sizes, hydropneumatic tank pressure set points, PRV locations, PRV elevations, PRV setpoints, water demand information (both average day demands (ADD) and maximum day demands (MDD)) and all additional elevational data available for each water system). Use the information to expand the Londonderry model to include, but not be limited to the following small water systems; Brook Park, Wiley Hill Road/Alan Circle, Hickory Woods, Harvest Village, Avery Estates, Pinehaven, Century Village and Springwood Hills.
 - c. Develop ADD and MDD future (2040) demand projections for the Londonderry extension phases.
 - d. Use the expanded Regional Hydraulic model and updated PEU-Londonderry model to conduct modeling runs for the Londonderry water system expansion analysis.

3. Determine impact to PEU water systems.
 - a. Meet with PEU officials to discuss their needs and concerns for serving water to additional areas in Londonderry. Discuss with PEU their initial concepts for connecting their existing water systems for the purpose of serving the designated areas in Londonderry. In particular, assess combining existing PEU water systems based on similar pressure zones and whether different pressures systems can be combined upon adjusting the hydraulic gradelines (HGL's) of each pressure zone.
 - b. Discuss with PEU the Woodmont Commons development. Assess the development's present and future (2040) water supply needs and any additional infrastructure needs that may be needed to serve Woodmont Commons upon expansion of the Londonderry water system.
 - c. Assess water demand projected requirements for an expanded Londonderry water system. Evaluate new water storage needs within the PEU service area of Londonderry.
 - d. Identify any additional infrastructure needs necessary to serve the proposed areas in Londonderry (e.g. PRVs, pump stations, water storage tanks, chemical feed facilities, etc.)
 - e. Engage in initial discussions with PEU about the process of converting existing chlorinated water systems to chloramines upon connection to the MWW chloraminated water supply. Also, discuss with PEU any concerns that fluoridated water will be provided to the small community systems that currently aren't fluoridated upon connection to a town-wide water system supplied by MWW.
 - f. Discuss with PEU the PEU/Derry existing wholesale water agreement and options for incorporating that agreement to serve some of the water supply needs of an expanded Londonderry system.
 - g. Conduct hydraulic modeling runs and identify necessary water system upgrades.
 - h. Provide an opinion of probable cost for each upgrade identified.

4. Determine impact to the town of Londonderry.
 - a. Meet with Londonderry officials to discuss their needs and concerns for water main extensions in Londonderry.
 - b. Meet with the Londonderry Fire Chief to understand what level of fire flow is desired throughout the proposed service area.
 - c. Discuss and obtain available information regarding the Apple Tree Mall water extension.

5. Saint Gobain water system assessment.
 - a. Obtain any Londonderry water system assessment planning documents from Saint Gobain
 - b. Review water main extensions and improvements proposed by Saint Gobain and compare the Saint Gobain proposed extensions and improvements to extensions and improvements identified by Weston & Sampson.

6. Determine impact to MWW's water system.
 - a. Meet with MWW officials to discuss their needs and concerns for providing additional water to western Londonderry. Preliminary estimates to serve western Londonderry are between 200,000 – 300,000 gpd.
 - b. Discuss the Merrimack Source Development Charge (MSDC) and other access fees that MWW would charge Londonderry/PEU for the additional water provided.
 - c. Discuss the wholesale water agreement between MWW and PEU. The current agreement is 700,000 gpd for PEU. Receive opinion on how this agreement may be modified or reconstituted in future negotiations.
 - d. Assess upgrades needed to the MWW water system to provide additional flow to an expanded Londonderry system.
 - e. Review pipeline sizing and water storage needs in MWW's Londonderry system. Assist MWW with hydraulic modeling runs that identify potential upgrades needed to furnish additional water from the Cohas Avenue Pump Station and existing Londonderry tanks to the PEU meters located at Mammoth Road and Brook Park. Modeling runs for the PEU Londonderry water extensions will be performed while MWW wheels Southern New Hampshire Regional Water (SNHRW) Phase 2 flows (3.13 MGD) through northern Londonderry and into Derry. Assessment will also include incorporating potential operational changes Derry identifies or anticipates making to the Manchester Road Booster Pump Station (MRBPS). Operational changes are expected to modify how water is transmitted into the Derry water system; e.g. reduced use of the booster pumps in MRBPS, periodically bypassing MRBPS and utilizing MWW's HGL to transmit water into Derry, etc. Assessment will assume the MWW water system in Londonderry as been upgraded to include the redundant large diameter water main emanating from the Londonderry storage tanks.
 - f. Assess the needs for upgrading the existing meter equipment at the meter pits located on Mammoth Road and Brook Park. Discuss with MWW the need or desire to install a back pressure sustaining valve at either meter location to protect the MWW system.
 - g. Provide an opinion of probable cost for each upgrade identified.

7. Establish two phases for assessing water service needs for Londonderry. After defining the extents of the project area, Phase 1 recommendations will focus on MWW and PEU infrastructure improvements, establishing trunk water line extensions into Londonderry (and supporting infrastructure as necessary such as storage tanks, pump stations, PRVs, etc) to enable the transmission of water to the proposed project area in Londonderry impacted by PFAS. Trunk water main sizing will be established based on desired fire flow rates to the various parts of the project area. A “tipping point” will be assessed, if applicable, in which a contiguous water system becomes not cost effective (in other words, how many existing PEU water systems can be connected). Phase 2 will focus on the extension of branch water lines to serve public water to each water customer impacted by PFAS. An additional review of fire flow availability will be assessed under Phase 2 efforts to confirm desired fire flow rates are available to all points in the project area upon build out of the branch distribution lines. An assessment of the need for chemical addition stations will also be conducted under Phase 2. Chemical addition needs will focus on boosting chloramines, pH adjustment and temporary free chlorine burn capabilities.
8. Provide a memorandum to DES by end of October 2021 summarizing preliminary recommendations and planning level costs for Phase 1. Provide a memorandum to DES summarizing final recommendations and opinion of costs for Phase 1 and a conceptual plan for Phase 2 by end of January 2022. Provide a final report to DES by end of March 2022 for all phases of work.
9. Conduct six phone or video calls with DES staff to discuss project updates.

P:\NH\Pennichuck Water\Londonderry Water Expansion\contract\Scope of Work memo - Londonderry Water Expansion Final.docx

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1 September 27, 2021

2
3 The meeting took place in the Moose Hill Council Chambers, 268B Mammoth Rd,
4 Londonderry, NH 03053.

5
6 Present: Chairman John Farrell; Vice Chairman Joe Green; Councilor Tom Dolan and Deb
7 Paul; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik; Executive
8 Assistant Kirby Brown; Absent: Councilor Jim Butler

9
10 CALL TO ORDER

11
12 Chairman Farrell called the Town Council meeting to order. This was followed by the
13 Pledge of Allegiance. This was followed by a moment of silence for all of the Americans
14 who are trying to get out of Afghanistan and trying to get home.

15
16 PUBLIC COMMENT

17
18 Chairman Farrell sated that he will not be entertaining public comment outside of public
19 comment.

20
21 Christine Perez, 5 Wesley Drive, stated that she wanted to go on record with the town so
22 that the town understands that it's a tough situation they had another assessment. Taxes are
23 killing the people. Perez stated that Londonderry has the most seniors per capita than any
24 other town or city in the state. She stated that a lot of it is the school district. Perez stated
25 that the number of children has gone down but we are spending so much money at the school
26 level. Perez stated that the kids scores on state testing used to be high and in the paper. The
27 scores are no longer good. Perez stated that she understands that the town has no jurisdiction
28 but people are moving out because they can't afford to live here so someone has to be held
29 accountable. Perez stated that something has to be done.

30
31 Ann Chiampa, 8 Wedgwood Drive, did a presentation on the naming of the Exit 4A road.
32 Town Manager Smith stated that the names discussed at the last Council meeting went to
33 our Heritage Commission and it is his understanding that the Heritage Commission wasn't

LONDONDERRY TOWN COUNCIL MEETING MINUTES

34 crazy about either of those but they would like to suggest their own. Smith stated that at the
35 end of the day DOT will make the decision. If Derry and Londonderry can't come to an
36 agreement, DOT will decide themselves. Smith stated that he doesn't want anyone under
37 the impression that whatever name is suggested tonight will be the name, there are two
38 towns involved. Chiampa discussed the meaning behind her two-name suggestions. One is
39 Rose Grants Road to represent Rose Grants, William Pillsbury. The second name is Rum
40 Trail Road, which is originally seen years ago on a map created by the Historical Society.
41 On it said Old Rum Trail. Councilor Paul suggested that they pass some street name ideas
42 along to Woodmont as well. Smith stated that Chiampa should go to the Derry Heritage
43 Commission. It would be great if both towns agreed on a name.

44
45 Fire Chief Darren O'Brien discussed the Fire Department staying with the current
46 manufacturer that all of the fleet is. Chief O'Brien stated that the 2013 ambulance is due for
47 replacement and he wants the Councilors permission to waive the RFP process. Chief
48 O'Brien gave a background on AEV, American Emergency Vehicles, who does the
49 ambulance. Chief O'Brien stated that he would like to go with AEV moving forward.
50 Chairman Farrell asked how much mileage was put on in eight years. Chief O'Brien stated
51 that there's over 86,000. Councilor Dolan stated that he would support this process.

52
53 Neil Dunn, 21 Sheerwood Road, discussed his ambulance bill. Dunn stated that he wants to
54 discuss the bill he received and that there doesn't seem to be hard pricing. Dunn voiced his
55 opinion on the RFP. Chairman Farrell stated that in the budget process, the town budgets
56 about \$750k a year for fees for ambulance service for transport. The town usually bills
57 somewhere between 1.2M-1.3M. Chairman Farrell stated that we charge at the Medicare
58 rate, versus a private ambulance which is double what the town charges. Chairman Farrell
59 stated that those funds are budgeted to replenish the ambulance, to stay even so that anything
60 in the ambulance can be maintained. Chairman Farrell stated that it's a break-even process.

61
62 Chairman Farrell stated that with regards to costs from the town side, going into budget
63 season, the Council has given direction to the preparation of the budget, to hold the line,
64 come in below default, do not increase spending. We are not looking to increase anything.
65 If we do, we will go to the voters first to ask permission.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

69

70

NEW BUSINESS

71

72 Town Manager Smith introduced the discussion regarding the feasibility of legal action
73 related to PFAS contamination. Assistant Town Manager Lisa Drabik stated that when
74 talking about a water district, where the town would construct or assume ownership of
75 existing water system infrastructure like waterlines, hydrants, etc. or fund the installation of
76 new ones. Maintain and service them and provide water to residents. The purpose of
77 establishing one, to better control the costs. Drabik stated that the Council received a memo
78 from herself, Mike Malaguti, John Trottier and Bob Kerry and Dave Wholley in which the
79 recommend against a water district in Londonderry. Drabik stated that this memo is public.
80 Drabik discussed the points in the memo. Mike Malaguti ask the Council for a vote to waive
81 privilege for the limited topic of whether there is a basis ro proceed against Saint-Gobain
82 for PFAS contamination. Motion to waive privileging on the memo presented made by
83 Councilor Dolan and second by Vice Chairman Green. Chair votes 4-0-0. Malaguti went
84 over the memo and the towns legal standing on being able to bring action against the
85 company who brought all of this.

86

87 The Council discussed that a water district isn't the best route to go but they are open to
88 other alternatives. Chairman Farrell listed off where the Council is at. At this point the
89 Council needs to give direction to the staff at what they need to do next. We have three
90 sources of water. Number one priority is to get clean water to people in town near term. We
91 have Grants, call Commissioner Scott, get the feasibility study done by DES. Chairman
92 Farrell stated that we also have to look out into the future. There are two bodies of water in
93 the town. It leaves very small options to run a town size of 27,000 people. Chairman Farrell
94 stated that we should look into whether those bodies of water can supplement what we are
95 doing with the other water companies. The water district is a ballot questions, possibly in
96 March to find out what the people of Londonderry think and the Council needs to put a
97 number on it.

98

99 Craig Durrett, PFAS Task Force, stated that here in Londonderry, Pennichuck has several
100 wells. Here in Londonderry, they rely a lot on bedrock which can be tough. Durrett stated
101 that someone should do an evaluation of the geology. Chairman Farrell stated that actions
102 for the staff as the feasibility study and the Grants. Chairman Farrell stated that the Council
103 also needs to bring something to the voters.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

104

105 Councilor Dolan thanked the members of the PFAS Task Force and presented the member
106 present with a certificate. Councilor Dolan invited up Craig Durrett and presented him with
107 his certificate.

108

109 Chairman Farrell introduced Resolution #2021-23, a Resolution relative to authorizing a
110 Master Lease-Purchase Agreement with TD Equipment Finance, Inc. Finance Director
111 Justin Campo presented. Campo stated that this is TD Bank. Campo stated that he has
112 received a few phone calls about why the town is leasing equipment. Campo stated that it's
113 a tax code and RSA description. It's financing the equipment so the town at the end has the
114 ability to look at the equipment and determine if there is still useful life on it and if not if
115 they can roll it into another lease to save the taxpayers money on maintenance and things
116 that could occur over the life of the vehicle. Campo stated that at the beginning of
117 September, they put out an RFP through PFM, who acted on the towns behalf to obtain the
118 best bids based on the amount of the equipment the town would lease over the next three to
119 seven years. That total amount is about \$1.2M - \$1.3M. These are all leases on the books or
120 were voted on at this past election in March. Campo stated the rates are pretty good, for
121 three years .681% and for seven years about 1.12%. Chairman Farrell stated that it has been
122 a pretty successful program. Motion to approve Resolution #2021-23 made by Councilor
123 Dolan and second by Vice Chairman Green. Chair votes 4-0-0.

124

125 Town Manager Smith stated that he is looking for consensus from the Council on RSA
126 72:81, Commercial Industrial Construction Exemption, and more ways to add tools to the
127 town's economic development toolbox. Smith went over the new law. The Council gave
128 consensus.

129

130

APPROVAL OF MINUTES

131

132 Motion to approve the Town Council minutes from September 13, 2021 made by Vice
133 Chairman Green and second by Councilor Dolan. Chair votes 4-0-0.

134

135 Town manager Smith stated that he attended the ribbon cutting for Enterprise Bank and they
136 are hoping to be operational by April of 2022.

137

LONDONDERRY TOWN COUNCIL MEETING MINUTES

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ADJOURNMENT

140

141 Motion to adjourn made by Vice Chairman Green and second by Councilor Dolan. Chair
142 votes 4-0-0.

143

144 Notes and Tapes by: Kirby Brown Date: 09/27/2021

145 Minutes Typed by: Kirby Brown Date: 09/30/2021

146 Approved by: Town Council Date: 10/04/2021