



**NEWMARKET TOWN COUNCIL  
WORKSHOP  
AUGUST 19, 2009  
TOWN COUNCIL CHAMBERS  
7:00P.M.  
NON-PUBLIC**

**Present:**

Chairman Michael LaBranche  
Vice-Chairman James Bergeron  
Councilor Eric Botterman  
Councilor Daniel Dickens  
Councilor Rose-Anne Kwaks  
Councilor Steve Minutelli  
Administrator Ed Wojnowski

**Absent:**

Councilor Judith Carr (excused)

---

**11. Non-Public RSA 91-A:3 II (d) Appraisal Value of Old Town Garage**

**Motion:** To enter into Non-Public RSA 91-A:3 II (d) at 8:55pm.

**Motioned:** Councilor Minutelli

**Seconded:** Councilor Dickens

**Vote:** 6-0 Motion carries

Councilor Carr	Absent
Councilor Minutelli	Aye
Councilor Botterman	Aye
Councilor Kwaks	Aye
Councilor Dickens	Aye
Vice-Chairman Bergeron	Aye
Chairman LaBranche	Aye

**Administrator Wojnowski** explained he had received the appraisal on the old town garage. The appraisal came in at \$290,000.

**Councilor Botterman** felt the appraisal was based on a flawed assumption. The property is located in a residential zone. He suggested rezoning may be necessary to allow any commercial use. He suggested putting the property up for sale with sealed bids.

**Chairman LaBranche** suggested offering the property to the Eagles who have shown an interest.

**Administrator Wojnowski** explained the Town can require sealed bids beginning at \$290,000. He would put together a pamphlet, put a notice in the paper and hold an open house. There would be information available on how to submit bids. The Council can open the bids at a

meeting and can even award the bid that night. He would put together some information for the Town Council to review.

**Administrator Wojnowski** referenced a memo from Attorney Jim Wheat relative to the Mercier Group. Attorney Wheat is communicating with their attorney to determine what insurance they have.

**Administrator Wojnowski** explained he is close to signing a contract with Mr. McIntosh. There were no initial discussions about funds being transferred at closing. The proposal that came back from Mr. McIntosh and Attorney Chris Boldt is \$10,000 at signing and \$10,000 within six months or when the Town gets the permit. F. X. Bruton felt it was unreasonable because the permitting could take longer than six months. The counter-proposal is \$10,000 at signing and \$10,000 held in escrow for one year in order to obtain the permit. If the Town decides within that time the well is no longer needed, the Town would receive the escrow funds back. Mr. McIntosh and his attorney are considering this counter proposal now. In addition, Mr. McIntosh would like the ability of being able to draw from the well for the two houses and his irrigation system. He had told Mr. McIntosh the Town would be happy to install a meter on the line for him. Mr. McIntosh would be responsible for the hook-ups.

**Chairman LaBranche** noted he had met with the DPW union group on Thursday. They seem interested in settling this issue. Information was supposed to be available Monday or Tuesday but is not available yet. No increases have been budgeted for employees who have joined the union as a result of the negotiations. They will be meeting again September 3, 2009.

**Administrator Wojnowski** noted the Union negotiator has asked the Council to approve the non-economic package while the economic package continues to be negotiated.

**The Town Council** unanimously agreed they did not want to approve the non-economic package without the economic package.

**Motion:** To leave Non-Public RSA 91-A:3 II (d) at 9:41pm.

**Motioned:** Councilor Minutelli

**Seconded:** Councilor Botterman

**Vote:** 6-0 Motion carries

Councilor Carr	Absent
Councilor Minutelli	Aye
Councilor Botterman	Aye
Councilor Kwaks	Aye
Councilor Dickens	Aye
Vice-Chairman Bergeron	Aye
Chairman LaBranche	Aye

**Motion:** To seal the non-public minutes because release of the information would render the proposed action ineffective.

**Motioned:** Councilor Botterman

**Seconded:** Councilor Dickens

**Vote:** 6-0 Motion carries

Councilor Carr	Absent
Councilor Minutelli	Aye

Councilor Botterman	Aye
Councilor Kwaks	Aye
Councilor Dickens	Aye
Vice-Chairman Bergeron	Aye
Chairman LaBranche	Aye

Respectfully Submitted,

Erica Spechuilli