



Town Council Regular Session

October 19, 2022 at 7:00 PM

Town Council Chambers

MINUTES

1. Pledge of Allegiance

Chair Weinstein convened the meeting at 7:00 PM and led the Pledge of Allegiance.

2. Roll Call

Present: Councilor Colin White, Councilor Scott Blackstone, Councilor Joe LaMattina, Councilor Brian Ward, Council Vice chair Katanna Conley, Council Chair Toni Weinstein, Councilor Megan Brabec

Staff Present: Town Manager Steve Fournier, Director of Public Works Rick Malasky and Wendy Chase, Recording Secretary

3. Public Forum

Past and Present Town Councilors spoke in honor of Town Manager Steve Fournier celebrating his 10-year anniversary serving as the Town of Newmarket's Chief Executive Officer.

John Bentley, 14 Grant Road, served on the Town Council from 2011-2016. He was on the Town Administrator Interviewing Committee in 2012. He said that he knew he made the right decision 10 years ago to hire Steve and is even more certain today. Steve came at a tumultuous time with questions about missing money, audits, repair/removal of Macallen dam and the EPA forcing us to build a wastewater treatment plant. Steve took on all the challenges with fiscal responsibility and due diligence. John said it was a pleasure working with Steve and thanked him for his service.

Amy Burns, former Councilor said she remembered being nervous about her first Town Council meeting as a Councilor; Steve had seated her next to him and said he did so so that if she had any questions he would help her. This was her first impression of Steve, always there to help. She congratulated Steve on his 10 years of service.

Helen Sanders, former Councilor said it would be hard to find anyone more dedicated to serving Newmarket than Steve. His attention to detail and ability to deal with town departments and no nonsense budgeting skills makes him a valuable asset to the Town of Newmarket and she was especially appreciative of his handling of the Covid pandemic. She congratulated Steve.

Dale Pike, former Councilor said there were a lot of big challenges when Steve first started, the school issue being one. He said it is pretty common now that each of the

many challenges he faced have reached some level of resolution and said Steve does an exemplary job and thanked him for all his good work.

Al Zink, former Councilor said he was also on the Town Administrator Interviewing Committee in 2012 and they worked hard to get someone committed to the community. Steve is very knowledgeable; if you ask him a question he knows the answer. Steve's financial knowledge is great, he knows his budgets, he knows his numbers, but most importantly, Steve has been with the town for 10 years and continuity is very important. Al said Steve is the best Town Manager he's worked with and he would like to see Steve continue to provide great service for many more years. Al also commented on the great staff Steve has to work with and complimented him on the town's new hires.

Phil Nazzaro, 7 Raymond Lane, former Councilor congratulated Steve on his 10 years of service. He said the last 10 years have been relatively quiet and that is a huge testament to the steady hand that has occupied the town's corner office. There have been things that have happened that have been controversial, but the two ways Steve approached them are through his commitment to the community and his communication skills. He said even though we may not agree on everything, we can always have a respectable dialog that allows us to collaboratively come to solutions. He said Steve's ability to engage with multiple members of the community is a huge testament to his leadership and thanked him for his service to the community.

Chair Weinstein read a statement from former Councilor Casey Finch: "Steve, congrats on your 10th anniversary serving the Town of Newmarket. Newmarket is lucky to have someone of your caliber to help guide the town through the ins and outs of municipal law in NH. You are extremely knowledgeable - yet work to further hone your craft. You have your hands full in town - yet take the time to build a network that pays dividends for town projects. You are realistic - yet open to finding unique ways to implement new ideas. I know on my time as a councilor you were such a tremendous resource providing support, offering resources, and always being available to answer question (big or small), or shouting a friendly "Good morning, Councilor!" at one of the local 10ks. Your care and enthusiasm for your work is clear. Newmarket is lucky to have you! Congrats."

Vice chair Conley read a statement from former Councilor Jonathan Kiper: "When we look back at the last ten years in Newmarket's history we see a town transformed. Our downtown has been revitalized, our schools have been renovated, and our water treatment plant has been upgraded to protect The Great Bay. In addition to these costly environmental upgrades, a solar array is in the works on town property, the community composting program has been running for several years and hundreds of acres of open space has been preserved. And now we even have a splash pad that is the envy of all of our neighbors.

Steve you have been a wonderful caretaker of our town and I have seen first hand how you have managed the difficult task of maintaining fiscally responsible budgets while maintaining the town infrastructure and providing residents the services that they need.

Recently, I have had a few friends move to Dover. All of them say the same thing: "It's OK, but it just doesn't have the same feel of downtown Newmarket. I want to move

back."

Thank you for ten years of budgets, stressful town meetings and wonderful growth that we can all be proud of."

Councilor Ward read a statement from former Councilor Gretchen Kast: "To Town of Newmarket residents, and Council members, I wish to add my appreciation for and recognition of the service Town Manager Steve Fournier has rendered to us over the last ten years. During my tenure on the Council, I always found his advice sound and well-backed up. Evidence of his excellence as a manager were the many innovative ideas and well-run projects, supported by a highly talented staff (which always speaks well of their manager). Steve is clearly capable of much, and I hope he'll continue to share his know-how and skills with Newmarket for a long while. Many thanks Steve, and congratulations!"

Councilor LaMattina read a statement from former Councilor and current Budget Committee Chair Michael LaBranche: "Steve, It was a privilege and honor to serve on the Search Committee that selected you as our then Town Administrator. Although I served a short time on the Council after you were hired I could see the positive direction you guiding the Town into. Your success over the last 10 years for Newmarket has been outstanding. You helped to guide the Town during the Covid period and continue to move the Town into the 21st Century. I wish you continued success and thanks for helping to make Newmarket a desirable Community to live."

Chair Weinstien read a statement from former Councilor Ed Carmichael: "I had just joined the Newmarket Town Council in 2012 when you were selected to lead the town to bigger and better things, I enjoyed your leadership for the three years that I got to work with you. Good luck in the future. By the way, it did help your interview process by you wearing a new business suit and having a new haircut! Best Wishes."

Councilor LaMattina thanked Town Manager Fournier referring him to a guiding force for the Town Council. He commented that Steve is also involved in things outside of town. He is on the Pease Development Board of Directors and his position there is representing the Town of Newmarket and a good picture of what the Town of Newmarket is.

Councilor Ward congratulated Steve on his 10 years of service and said he's been doing a great job.

Councilor Brabec thanked Steve for how well he supports and empowers the Town Councilors. The Council would not have been able to get as much done as they have without Steve's steady leadership and knowledge of town and state regulations.

Councilor White thanked Steve for helping the Councilors along, and through the process. He Congratulated Steve.

Council Chair Weinstein said a formality of the Chair is to let everyone speak before giving their two cents. She said it was a privilege to hear all the comments from Councilors. She thanked Steve and presented him with a John Herman print from the

Councilors.

Town Manager Steve Fournier thanked the Councilors that first put their trust in him and hired him. The first couple of years were difficult, but everyone worked together and got through it. To the other Councilors he said "thank you". He thanked all the town's employees and said he knows they are proud to work for the Town of Newmarket. The employee turnover rate is very low. He thanked the people of Newmarket for their support over the years, starting with the new wastewater plant and on to the 2 year Pandemic. Again, he thanked the Councilors, his staff and employees for all their support.

4. Town Council to Consider Acceptance of Minutes

a. October 5, 2022 Draft Minutes

Motion: **Colin White** made a motion to approve the October 5, 2022 Minutes

Second: **Brian Ward**

Discussion:

Vote: **6-0-1** (voting against - **None**) Chair Weinstein abstained

5. Report of the Town Manager

Town Manager Fournier reported on the following:

- The NHMA Annual Conference: Registration is open for NHMA's Annual Conference on Wednesday, November 16, and Thursday, November 17 at the DoubleTree by Hilton Manchester Downtown hotel. The theme this year is "Getting Used to Different." It will be a live in-person event in Manchester both days with simultaneous live streaming for virtual attendees. Councilors may email the Town Manager if they wish to attend.
- Facility Study: A pre-proposal meeting was held on October 12. Two firms attended. Bids are due in November.

a. Department Reports

Council Chair Weinstein commented on the police report - the overdose rate has been the highest they've been since 2017. She said she wanted to comment on it to make the community aware. It is very concerning.

b. Town Manager's October 19 Report and Fy2024 Budget Presentation

Town Manager Fournier gave a PowerPoint presentation on his FY2024 Operating Budget.

The proposed General Fund Budget is increasing \$360,937 or 3.85%. The Special Revenue Funds that cover Library, Solid Waste and Recreation Revolving Fund are increasing \$183,039 or 10.72%. The Enterprise Funds are the Water and Sewer Budgets. They are Enterprise Funds because they are not funded by tax dollars, but by rate payers. In FY24, we are budgeting \$4,550,196, an increase of \$425,433 or 10.31%.

The official tax rate has not been received by the NH Department of Revenue Administration. The estimated tax rate is \$28.68.

Town Manager Fournier reminded the Councilors of the October 29 budget meeting with the Department Heads.

Councilor LaMattina asked for a copy of detailed line items of the Capital Improvement budget line. He asked if the Welfare Director would be present at the budget meeting because he had questions about the welfare budget. Steve said he would be presenting the welfare budget.

Chair Weinstein said that she and Town Manager Fournier met with School Superintendent Todd Allen and School Board Chair Gary Swanson to touch base on the budget season and to discuss upcoming projects of the school and of the town.

6. Committee Reports

Councilor Blackstone reported on the October 11 Planning Board Meeting:

There was a lot of discussion regarding the accessory dwelling unit (ADU) ordinance. Community Development Director McDonough drafted a rewrite of the current ordinance and the Planning Board members discussed changes to it. The draft allows each resident to have two ADU's on the property. Some of the members believed that only one unit per property should be allowed. Other members thought two units should be allowed but at least one of the units should be attached to the main dwelling. The basis for amending the ordinance is to allow for higher density and more affordable housing options in town. The Planning Board voted to continue the discussion to their November meeting.

7. Old Business

8. Resolutions/Ordinances in the 2nd Reading

a. Resolution #2022/2023-10 - Senior Citizen Building Roof Replacement

Motion: **Councilor Conley** made a motion to approve Resolution #2022/2023-10 - Senior Citizen Building Roof Replacement

Second: **Councilor Ward**

Discussion: Town Manager Fournier explained that the Newmarket Housing Authority (NHA) owns the Sunrise Sunset Senior

Center Building and the Town of Newmarket has an agreement with the NHA to allow the Senior Center to occupy the building as long as the Town maintains it. The Housing Authority's insurance carrier noticed the roof needed to be repaired. The town sought and received 3 bids and chose to use Great Bay roofing. Solar panels were discussed and may be added to the roof at some point, but the roof needs to be repaired now before the winter.

Chair Weinstein commented that whenever we are replacing a roof on a town building we should explore whether or not it would be a good location for solar roof panels to be installed.

Vote: Unanimously Approved

9. Resolutions/Ordinances in the 1st Reading

- a. Resolution #2022/2023-13 - FY2024 Budget Approval
Chair Weinstein read Resolution #2022/2023-13 into the record.
- b. Resolution #2022/2023-14 - Fire Truck Lease Payment
Chair Weinstein read Resolution #2022/2023-14 into the record.

10. New Business/Correspondence

- a. Closing Comments by Town Councilors
Councilor LaMattina reminded the Councilors that the Energy & Environment Committee will hold a public forum on November 9 at 7 PM in the Town Hall Auditorium to explain what community power is.

Councilor Brabec wanted to remind the public that the Rec Department will host the Halloween Haunt on Saturday, October 22nd from 2-4 PM.

Chair Weinstein said that they held their annual roadside cleanup on Saturday and picked up 26 bags of trash. The Chair thanked the 15 volunteers that participated. She forwarded this information to the Town Engineer because it's information that can be used on the MS4 permit.

Chair Weinstein said that she would be participating at the budget meeting on October 29 remotely. The meeting will be held in the Council Chambers at 9:00 AM.

- b. Next Meeting

- i. November 2, 2022

The next regular Town Council meeting is November 2, 2022 at 7:00 PM in the Town Council Chambers.

11. Adjournment

Chair Weinstein Adjourned the Meeting at 8:11 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary