



Town Council Regular Session

November 16, 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.

Chair Weinstein read the following statement into the record:

"There was an article in the media yesterday that Representative DiLorenzo, who was just voted into office to represent the towns of Newmarket and Newfields at the State House for her fourth term, received threatening emails from a white supremacist prior to the election. Not only do we as the town council condemn this act of intimidation, I want to personally commend Representative DiLorenzo for her tact, maturity, professionalism, and strength in dealing with this issue. She kept the matter quiet so that it didn't become a campaign issue and I applaud her dignity and restraint. She is one of Newmarket's best and we are lucky to have her represent us in Concord."

2. Roll Call

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

3. Public Forum

Chair Weinstein opened the Public Forum at 7:02 PM.

There was no one from the public in attendance.

Chair Weinstein closed the Public Forum at 7:02 PM.

4. Public Hearing

- a. Community Development Block Grant - Presentation on progress of the waterline replacement project on New Road

Chair Weinstein opened the Public Hearing for the Community Development Block Grant New Road Project at 7:03 PM.

Chair Weinstein gave the following update on the project:

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for Public Facility Projects, up to \$500,000 for Housing Projects, up to \$500,000 for Economic Development

Projects, and up to \$350,000 for Emergency Activities that directly benefit low and moderate income persons. Up to \$25,000 per study is available for Planning Grants. The purpose of the hearing is to present to the public, and take comments on, the progress of the waterline replacement project on New Road in Newmarket.

Water improvements, 2600 lf of water main replacement, have been completed. Drainage Improvement, 2600 lf of drainage pipe, has been completed. Roadway, 2100 lf of roadway, is paved and the project is substantially complete.

Work remaining: Final wearing course and punch list items to be done in Spring 2023.

Chair Weinstein asked for public comment.

There was no one from the public in attendance.

Chair Weinstein closed the public hearing at 7:05 PM.

5. Town Council to Consider Acceptance of Minutes

a. October 29, 2022 Budget Workshop Meeting Minutes

Motion: **Councilor Conley** made a motion to Approve the October 29, 2022 Budget Workshop Meeting Minutes
Second: **Councilor LaMattina**
Discussion: None
Vote: **Unanimously Approved**

b. November 2, 2022

Motion: **Councilor White** made a motion to Approve the November 2, 2022 Meeting Minutes
Second: **Councilor LaMattina**
Discussion: None
Vote: **Unanimously Approved**

6. Report of the Town Manager

a. Town Manager's 11/16/2022 Report

FY23 Expense and Revenue Report: 36% of the operating budget has been expended, which is normal for this time of year; last year at this time, 39% of the budget was expended. Revenues are on target.

Facilities Study: The Council will receive a recommendation of which of the two companies to hire to conduct the study at the next meeting.

DRA Sales Ratio: The sales ratio last year was 73.1%, it is 62.7% this year. The town's net value is approximately 995 million dollars; that is 62.7% of where we should be. Example: a house worth \$300,000 is selling for 40% more than that. The Town Manager has had discussions with the Assessor on what we can do to help remedy this and one suggestion is to bump up our statistical update sooner so we can better reflect where we are.

b. Department October Reports

Chair Weinstein commented on the Police Department's monthly report. She questioned why the Police Department's police log is no longer published. She also commented on the rise in motor vehicle stops reported. Town Manager Fournier will ask Chief Jordan about the police log. He explained that the rise in motor vehicle stops is a statewide trend; not just Newmarket. Agencies are seeing an uptick in DWI stops, traffic stops and domestic issues.

7. Committee Reports

Councilor Blackstone reported on the November 8th Planning Board Meeting:

The Board continues to work on the Accessory dwelling unit (ADU) ordinance. The restaurant Nick's Place will be occupying the old McDonalds building on Exeter Street.

Councilor Brabec reported on the November 11th Newmarket Business Association meeting:

There was a debriefing on the Halloween Haunt event which went very well, but there were complaints about Main Street not being shut down for the event. The Very Merry Mainstreet calendar is out and Small Business Saturday is scheduled for November 26th where people are encouraged to shop locally to support local small businesses. The tree lighting is scheduled on December 3rd at 5:00 PM. The NBA wishes everyone a Happy Thanksgiving.

8. Old Business

9. Resolutions/Ordinances in the 2nd Reading

- a. Resolution #2022/2023-15 PROPOSED AMENDMENT TO JOINT POWERS AGREEMENT FOR COMMUNITY POWER COALITION OF NEW HAMPSHIRE (CPCNH)**

Motion:

Councilor Ward made a motion to approve Resolution #2022/2023-15 PROPOSED AMENDMENT TO JOINT POWERS AGREEMENT FOR COMMUNITY POWER COALITION OF NEW HAMPSHIRE (CPCNH)

Second:

Councilor Brabec

Discussion:

Town Manager Fournier explained that the Resolution is an amendment to the community power agreement that allows

amendments to the joint powers agreement on an as-needed basis instead of just at the annual meeting in April.

Vote: Unanimously Approved

10. Resolutions/Ordinances in the 1st Reading

- a. Resolution #2022/2023-11 - Purchase 2022 Ford F150 Police Pickup Truck
Chair Weinstein read Resolution #2022/2023-11 into the record.
- b. Resolution 2022/2023-12 Relating to the Town's Investment Policy
Chair Weinstein read Resolution #2022/2023-12 into the record.
- c. Resolution #2022/2023-17 - Creation of the Septage Receiving Improvements Capital Reserve and Transfer of \$1.2million of Wastewater Fund Balance to it
Chair Weinstein read Resolution #2022/2023-17 into the record.
- d. Resolution #2022/2023-18 - Loan for \$100,000 study and design Moody Point Storm Water Improvements Warrant Article
Chair Weinstein read Resolution #2022/2023-18 into the record.
- e. Resolution 2022/2023-19 Downtown TIF 2023
Town Manager Fournier explained that a copy of Resolution #2022/2023-19 was not included in the packet; therefore the first reading will be continued to the December 7th meeting.
- f. Resolution 2022/2023-20 Appropriating \$6,000 from the Technology Capital Reserve Fund for Network Cabling work in the Town Hall, DPW building and the Police Station
Chair Weinstein read Resolution #2022/2023-20 into the record.
- g. Resolution #2022/2023-21 - Approval of the Fiscal Year 2024 Default Budget
Chair Weinstein read Resolution #2022/2023-21 into the record.
- h. Resolution 2022/2023/24 Curbside Collection Contract
Chair Weinstein read Resolution #2022/2022-24 into the record.

11. New Business/Correspondence

- a. Correspondence to the Town Council
There was no correspondence to the Council.
- b. Closing Comments by Town Councilors
Councilor Blackstone discussed the need to preserve the downtown. He explained that in the current situation, if McDonalds bought the Oak House they could tear down the building and replace it with a McDonalds restaurant without the need to go to the Zoning Board for approval. There are no regulations now that preserve the look of downtown today. He would like to start the process of putting in regulations to protect the downtown.

Town Manager Fournier suggested Councilor Blackstone draft an email to him with specifics on what he'd like to see for regulations to protect the architecture of the downtown and he would get a legal opinion on how to get the ball rolling. He said that he would consult with town counsel prior to the December 7th Council meeting.

Chair Weinstein commended the town clerk and her staff on another exceptionally run election last week. She said that the town is fortunate to have Terri, Donna, Andrea and Sandra in the town clerk's office. They do an incredible job and all have positive attitudes.

Chair Weinstein wished everyone a nice Thanksgiving.

c. Next Meeting

i. December 7, 2022

12. Adjournment

Chair Weinstein adjourned the meeting at 7:38 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary