



## Town Council Regular Session

---

December 21, 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:** Council Chair Toni Weinstein, Council Vice-chair Katanna Conley, Councilor Megan Brabec, Councilor Scott Blackstone, Councilor Brian Ward, Councilor Joe LaMattina, Councilor Colin White

**Staff Present:** Town Manager Stephen Fournier, Police Chief Greg Jordan, DPW Director Rick Malasky and Wendy Chase Recording Secretary

**3. Public Forum**

Chair Weinstein opened the public forum at 7:01 PM.

Chair Weinstein closed the public forum at 7:01 PM without public comment.

**4. Public Hearing**

None

**5. Town Council to Consider Acceptance of Minutes**

**a. December 7, 2022**

**Motion:** **Councilor Conley** made a motion to approve the December 7, 2022 Meeting Minutes.

**Second:** **Councilor Ward**

**Discussion:**

**Vote:** **Unanimously Approved**

**6. Report of the Town Manager**

**a. Town Manager's December 21, 2022 Report**

- Revenues and expenses are on target at this time. Building permits are already \$42,830 higher than what was budgeted.
- Town Manager Fournier wished DPW Director Malasky a happy birthday.
- Downtown parking: we may begin a pilot program to allow 15 minute temporary parking for two parking spots on Central Street next to Crackskulls allowing patrons that just need to run in and out of a business downtown, maybe to pick up "take out".
- Route 108/Route 152 Intersection Project - In May 2022, Town Manager Fournier met with representatives from Strafford Regional Planning Commission and the State Department of Transportation to discuss

adding a project to the state's 10-year plan. The plan gets updated every two years and is signed into state law through the legislative process. The project would begin to address the intersection South Main St. and Exeter St. for safety improvements. Preliminary plans may consist of: 1. Close eastbound lane of South Main St (NH152) between South St. and NH108 intersection 2. Reroute eastbound NH152 traffic onto Gerry Ave 3. Intersection and traffic control improvements at adjacent intersections. Total estimated project cost: \$1,041,960, eligible NHDOT share (80% of eligible cost) \$729,508, eligible town share (20% of eligible cost) \$182,377, ineligible town share (Gerry Ave) \$130,075.

The Town Manager wished everyone a Merry Christmas, Happy Holidays and the best New Year.

**b. Department Reports November 2022**

Chair Weinstein commented on the Police Department's report. She complimented Chief Jordan on doing such a thorough job. She thanked the Department for another successful stuff-a-cruiser and complimented them on the Grinch Video they put together. She is appreciative of the new lighted speed signs in town. They flash blue lights when a vehicle is going over the speed limit. She said she is happy to see potential collaboration between the Recreation Department and the School and is happy to see that Director Kim Tillton will be getting some support at the Sunrise Sunset Center.

Both Chair Weinstein and Councilor Blackstone congratulated the Environmental Services Department for receiving the 2022 New England Water Environment Association Wastewater Utility Management Award. The NEWEA Wastewater Utility Management Award serves to acknowledge the outstanding performance of a wastewater division in the New England area as illustrated through the implementation of industry best management practices.

**7. Committee Reports**

Councilor Ward reported on the December 19th Budget Committee meeting:

The Budget Committee reviewed the Town's FY2024 proposed operating budget.

Councilor Blackstone reported on the December 13th Planning Board meeting:

The Planning Board reviewed an application for construction of a 12 unit apartment building at #4 Bennett Way. Solar panels on the roof, a solar garden and a community garden are part of the proposal. Councilor Blackstone questioned the Town Manager on his December report regarding a proposed historic district and asked if he had written a letter to the Planning Board yet. Town Manager Fournier said that he was not directed to do so by the Council yet. He suggested we discuss it at another meeting so that he could invite the Community Development Director, Bart McDonough to attend. Councilor Blackstone said that the Planning Board had finalized the wording in the

Accessory Dwelling Unit Ordinance but the Board tabled the final vote to the January meeting so they would have a full complement of the Board.

The Public Hearing for the FY2024 budget is January 9th at 6:30 PM.

**8. Old Business**

**9. Resolutions/Ordinances in the 2nd Reading**

**a. Resolution 2022/2023-19 Downtown TIF 2023**

**Motion:** **Councilor Ward** made a motion to approve Resolution 2022/2023-19 Downtown TIF 2023

**Second:** **Councilor Conley**

**Discussion:** Town Manager Fournier explained that this is a yearly payment to pay off the debt of the downtown TIF for the downtown project. It must be voted on by the Council. This is the last and final payment. The \$1,500. remaining balance will go back into the fund balance.

**Vote:** **Unanimously Approved**

**b. Resolution #2022|2023 - 22 Appropriating an Additional \$2,125 from the Library Capital Reserve Fund for Roof Repairs at the Newmarket Public Library**

**Motion:** **Councilor LaMattina** made a motion to approve Resolution #2022|2023 - 22 Appropriating an Additional \$2,125 from the Library Capital Reserve Fund for Roof Repairs at the Newmarket Public Library

**Second:** **Councilor Conley**

**Discussion:** Councilor LaMattina questioned if the contract is still valid because it was initially proposed in February. Town Manager Fournier confirmed that it was a valid contract.

**Vote:** **Unanimously Approved**

**c. Resolution #2022|2023 - 23 Appropriating \$5,405 from the Library Capital Reserve Fund to Improve Building Accessibility at the Newmarket Public Library**

**Motion:** **Councilor White** made a motion to approve Resolution #2022|2023 - 23 Appropriating \$5,405 from the Library Capital Reserve Fund to Improve Building Accessibility at the Newmarket Public Library

**Second:** **Councilor Conley**

**Discussion:** None.

**Vote:** **Unanimously Approved**

**d. Resolution 2022/2023-25 Fire Station Mezzanine Renovation**

**Motion:** **Councilor Conley** made a motion to approve Resolution 2022/2023-25 Fire Station Mezzanine Renovation

**Second:** **Councilor White**

**Discussion:** Town Manager Fournier explained that after discussions with the Finance Director and the Public Works Director, they recommended the Council amend the resolution to not

withdraw funds from the Building Improvements Capital Reserve Fund and to use ARPA for the entire project. Amendments are as follows: change \$702,990 to \$714,266 with \$614,266 coming from ARPA and \$100,000 coming from the Ambulance Fund and keeping \$58,990 in the Building improvement Capital Reserve, leaving a total of \$213,337 to be used for other projects including the facilities study.

Public Works Director Malasky said they have been waiting to do this project for 19 years. It will help with coverage because employees will be able to stay overnight. They will have their own bunkroom that goes directly into the locker room. It is more like a dorm room design.

Councilor Blackstone voiced concerns about moving forward without an architect. There are many different compliance codes that have to be adhered to. Director Malasky explained that Sheridan built the original facility and did a design-build within their company. They have their own structural experts and architects on board. Town Manager Fournier said that the town's code enforcement officer will be doing inspections throughout the project.

**Vote: Unanimously Approved**

**10. Town Council to Consider Nominations, Appointments, and Elections**

None

**11. Resolutions/Ordinances in the 1st Reading**

- a. Resolution # 2022/2023-16 Thickener Project Award Authorization for T-Buck Construction

Chair Weinstein read Resolution #2022/2023-16 into the record.

- b. Resolution # 2022/2023 - 26 Authorizing the Issuance of Refunding Bond  
Chair Weinstein read Resolution #2022/2023-26 - Authorizing the Issuance of Bonds into the record by title only, without objection. The resolution is on the town's website for review.

- c. Resolution #2022/2023-27 - Approval of Police Collective Bargaining Agreement Local 215

Chair Weinstein read Resolution #2022/2023-27 into the record.

**12. New Business/Correspondence**

- a. Correspondence to the Town Council

There was no correspondence.

- b. Closing Comments by Town Councilors

Chair Weinstein wished everyone happy holidays and a safe and healthy new year.

**c. Next Meeting**

i. January 4, 2023

**13. Adjournment**

Chair Weinstein adjourned the meeting at 7:36 PM without objection.

Respectfully submitted,

Wendy V. Chase  
Recording Secretary