

**TOWN OF WOLFEBORO  
BUDGET COMMITTEE  
January 9, 2018  
Minutes**

**Members Present:** John MacDonald, Chairman, Bob Tougher, Vice-Chairman, Harold Parker, Brian Black, Robert Moholland, Robert Loughman, John Burt, Steve Johnson, Bob O'Brien, Members.

**Member Absent:** Luke Freudenberg, Selectmen's Representative.

**Staff Present:** Dave Owen, Town Manager, Pete Chamberlain, Finance Director, Lee Ann Hendrickson, Administrative Secretary.

*Chairman MacDonald called the meeting to order at 7:03 PM at the Great Hall.*

*Chairman MacDonald opened the public hearing.*

**WARRANT ARTICLES**

**Warrant Article #12                      2018 Operating Budget**

John MacDonald read Warrant Article #12.

Linda Murray, BOS, requested the Committee revisit the Town Manager budget, specifically 01-41302-113 Supervisory Salaries. She stated on 11/28/18 the Committee added \$10,000 to advertise for a salary range of \$90,000 to \$120,000 for the Town Manager position however, on 12/28/18 the Committee cut the line to \$110,000. She stated the BOS at their 11/4/18 meeting reviewed the ideal qualifications for a Town Manager, Town Administrator and City Manager. She stated the BOS cannot advertise for a higher salary range without the Budget Committee increasing the funding as recommended by MRI (MRI recommends \$120,000). She reviewed the BOS' qualifications for the Town Manager position and stated she believes Wolfeboro needs a Town Manager and not a Town Administrator. She questioned who would be attracted to Wolfeboro if the top salary is \$110,000 and distributed the Town of Conway Compensation Study Data Sheet; noting that it is clear from the chart that Wolfeboro is not competitive. She stated MRI recommended \$120,000 as the top salary range due to an expected smaller and weaker applicant pool.

Dave Bowers agreed with Ms. Murray's comments and stated a \$10,000 increase is a small change in comparison to a \$27 million budget. He stated the new Town Manager is expected to bring in increased revenue to the Town.

John MacDonald stated \$17,400 (\$15,000 for retirement and \$2,400 for use of a vehicle) was left in the Town Manager budget to use for the new hire.

Linda Murray stated retirement and a vehicle would be offered to the new Town Manager and the Town would still be expected to pay for such.

John MacDonald stated when the Committee first reviewed the request in increase funding, additional benefits (retirement and vehicle) were not considered. He asked Ms. Murray if the BOS would be more comfortable with the Committee removing \$17,400 in benefits and increase the salary by \$10,000.

Linda Murray stated she would have to review such with Peter Chamberlain and Dave Owen.

Dave Owen stated the Town has to provide retirement benefits to the new Town Manager either through the State's retirement plan or a retirement contribution.

John MacDonald asked if the Town paid a discretionary amount for Dave Owen's retirement account.

Dave Owen replied yes. He stated many towns provide a car however, he did not want one therefore, he and the BOS agreed to a car allowance.

Linda Murray stated the BOS want to advertise \$120,000 and not go against what is in the budget.

Referencing the qualifications for the Town Manager position, John MacDonald stated that by the BOS not taking a combination of experience and education, he feels the BOS are limiting the number of applicants.

John Burt requested that any votes relative to the operating budget be taken at the end of the presentation. He stated he is concerned regarding the increase to Supervisory Salaries; noting a 12% increase over 2017. He stated the budget is up 9.2% if buyouts/accrued leave is removed.

Dave Bowers stated it is a very tiny amount over the entire budget; noting the BOS didn't come up with the number rather, it was MRI.

Bob Tougher questioned whether the BOS would be promoting from within the Town; noting the impression is that the qualifications would box out anyone from within the Town. He stated every year the operating budget, through the audit, shows a surplus of \$150,000 to \$250,000.

Linda Murray asked if the Committee is comfortable with the BOS advertising \$120,000 when only \$110,000 is approved.

Dave Bowers stated he would like an endorsement of the warrant article and requested a vote now.

Steve Johnson confirmed the BOS would find funds within the budget and not request an increase to the budget.

Linda Murray stated such is an option.

Bob Tougher stated the decision is an operational decision of the BOS. He stated if the BOS wants to advertise the position for \$120,000 then he feels comfortable that the BOS can find the money in the budget. He stated he is not interested in changing the line.

John MacDonald stated the Committee would continue to review the operating budget.

#### **Warrant Article #9                      Library Renovation and Expansion Project; \$5,000,000**

Dave Owens stated the language of the warrant article was revised to meet the concerns of the Department of Revenue Administration (DRA) regarding the description of the funding. He stated the amounts of the funding did not change.

John MacDonald read Warrant Article #9.

Cindy Scott stated there are major mechanical and structural issues including roof integrity and code issues, HVAC failures and a lack of energy efficiency need to be addressed. She stated the design capacity has been exceeded; noting 90,000 patrons visit per year; noting when the Library originally opened there were 30,000 visits. She stated noise issues, lack of workspace for the public, volunteers and staff, lack of storage space and insufficient seating for the public are growing problems. She stated \$1.2 million in pledges and donations have been raised.

Bob Tougher stated he feels the project is long overdue.

John Sandeen, Treasurer, Library Foundation, stated the project fits with the overall development direction of the Town and noted the Library project has been postponed several years to allow for other projects to go ahead. He stated \$225,000 in pledges have been paid; noting an outstanding 776 pledges to be paid over the next three years if the warrant article is approved.

Alan Harding, Director, Library Foundation, requested a unanimous vote by the Committee. He noted the planning process allows the building to be open and operational at all times during construction. He stated the building and operational costs will remain the same following the completion of the project.

Jeanne Crossley, Friends of the Library and patron, spoke in support of the project; noting there has been an increase in use for both books and technology.

Jane Newcomb, Alternate Trustee, spoke in support of the project.

Reeve Curry, patron and resident, requested unanimous support for the project.

Roger Murray III spoke in support of the project.

**It was moved by Harold Parker and seconded by John Burt to recommend Warrant Article #9 Library Renovation and Expansion Project.**

**Discussion of the motion:**

Brian Black asked what other alternatives were considered when deciding to renovate and expand the library.

Cindy Scott stated alternatives began being reviewed in 2004. She stated in 2008 the Town acquired the Ida Glidden property with private funds (Trustee funds) and a feasibility study was completed following the acquisition. She stated many options were reviewed such as demolishing the building and constructing a new building, relocating to another property and constructing a new building and relocating to another building/property with the existing building to be used by other Town departments. She stated the project has been scaled down from 22,000 SF to 16,000 SF and noted that constructing a two story building would require additional staff. She stated a flexible structure has been developed.

John Sandeen stated following review of alternatives, it was concluded that no available alternative building sites existed and agreed to move forward with the present location.

**It was moved by Harold Parker and seconded by John Burt to recommend Warrant Article #9 Library Renovation and Expansion Project. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Harold Parker - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (9-0).**

**Warrant Article #10                      Construction of Westwood Drive Subject to Betterment Assessments; \$263,000**  
John MacDonald read Warrant Article #10.

**It was moved by Harold Parker and seconded by Robert Loughman to recommend Warrant Article #10 Construction of Westwood Drive Subject to Betterment Assessments. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Harold Parker - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (9-0).**

**Warrant Article #11                      Stormwater Collection System Asset Management Plan; \$30,000**  
John MacDonald read Warrant Article #11.

**It was moved by Harold Parker and seconded by Bob Tougher to recommend Warrant Article #11 Stormwater Collection System Asset Management Plan. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Harold Parker - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (9-0).**

**Warrant Article #13                      Town Road Upgrades; \$870,000**  
John MacDonald read Warrant Article #13.

**It was moved by Harold Parker and seconded by Bob Tougher to recommend Warrant Article #13 Town Road Upgrades.**

**Discussion of the motion:**

Steve Johnson stated the amount of the warrant article is too high and will vote in opposition to such.

John Burt stated that when Mr. Ford was asked when the Town would get beyond the construction phase and get to the maintenance phase, Mr. Ford replied never. He stated such should be level funded every year.

Bob Tougher stated the CIP has raised the amount \$25,000 annually; noting the figure was increased to \$800,000 for 2018 however, an additional \$70,000 was included for the paving of the road next to the freight building. He stated he has spoken to people; noting they have expressed an interest in a decrease as the Town moves forward therefore, recommending a cap of \$750,000 or a figure reached by consensus for next year.

Bob Moholland agreed with Mr. Tougher; noting he would like to see the request become stable. He stated a lot of projects have not been completed; noting he would like those projects completed before increasing funding for such.

Dave Owen stated the additional \$70,000 is a one-time expense to pave a section of Railroad Avenue. He stated the amount has increased annually because the cost to pave roads has increased (inflation).

John MacDonald stated he will vote against the warrant article because he agrees the amount is too high; noting \$800,000 is sufficient. He stated he would like to see the other projects completed as well.

Brian Black requested Mr. Ford to comment on the matter.

Dave Ford stated he has been tracking the votes of the warrant articles throughout the years; noting the warrant article to upgrade Town roads receives the most votes. He stated all road projects have been completed and the funding for such fully spent. He stated the Railroad Avenue Extension paving was combined/included in the warrant article. He stated the Town has been upgrading drainage and rebuilding the roads following such and noted he would prepare an analysis and cost per mile next year.

**It was moved by Harold Parker and seconded by Bob Tougher to recommend Warrant Article #13 Town Road Upgrades. Roll call vote: John Burt - no, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - no, Bob Moholland - yes, John MacDonald - no, Harold Parker - yes, Steve Johnson - no, Brian Black - yes. The motion passed (5-4).**

**Warrant Article #14                      Reconstruction of the 390 Line; \$1,210,000**  
John MacDonald read Warrant Article #14.

**It was moved by Steve Johnson and seconded by Harold Parker to recommend Warrant Article #14 Reconstruction of the 390 Line. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Harold Parker - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (9-0).**

**Warrant Article #15                      Repair Dockside Docks; \$90,000**  
John MacDonald read Warrant Article #15.

**It was moved by Harold Parker and seconded by Bob Tougher to recommend Warrant Article #15 Repair Dockside Docks.**

**Discussion of the motion:**

Kathy Eaton read a letter from the EDC, dated 1/5/17, see attached.

Dave Ford stated the article addresses immediate repairs in addition to engineering and permitting of additional repairs, including the bulkhead surrounding the docks. He stated available grants will be reviewed for the project following the identification of repairs and costs.

Dave Senecal noted the docking system includes from the bridge to the Mount Washington cribs.

John MacDonald asked whether the fencing is included.

Dave Senecal replied no.

It was moved by Steve Johnson and seconded by Harold Parker to recommend Warrant Article #15 Repair Dockside Docks. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Harold Parker - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (9-0).

**\*\*\*Harold Parker excused himself from the meeting.**

**Warrant Article #16 Dockside Docks Expansion; \$25,000**

John MacDonald read Warrant Article #16. He read a letter from the EDC, dated 1/5/18, see attached.

Kathy Eaton stated she is the business owner of the Wolfeboro Trolley Company and former owner of the Millie B; noting she has watched activity at the Town Docks over the years increase and the season extended. She stated there is a need for more docks. She stated the request of \$25,000 is only for the design of the expansion; noting the cost to expand the docks is unknown. She encouraged the Committee to recommend the warrant article unanimously.

John MacDonald asked if there has been input regarding the actual cost of the project and questioned whether the project could cost \$1 million.

Kathy Eaton stated it might however, the waterfront is critical to the quality of life and economic vitality of Wolfeboro. She stated the Town should support the businesses and attract people to Wolfeboro.

John MacDonald stated there will always be boats waiting for parking at the docks and noted docking availability in Back Bay.

Kathy Eaton questioned the number of boats registered in NH.

Brian Black replied 64,000 boats were registered on Lake Winnepesaukee.

Dave Senecal stated the Town has a Town Dock Committee; noting the Committee reviewed and measured docks at other communities. He stated NHDES visited the site twice and the Town met with the Mount Washington representative who stated they were in favor of the project. He stated the dock expansion would dock 24 more boats. He stated some prices have been received.

John MacDonald questioned the prices.

Dave Senecal replied \$300,000. He stated some of the improvements at the Town Docks were mandated.

John MacDonald stated the voters should be made aware of the total cost of the project.

Dave Bowers recommended hiring a high school student to monitor the length of time boats are docked.

John MacDonald asked if such would occur this year.

Dave Bowers stated he would make the proposal.

Dave Owen stated the Police Department monitors boat parking; noting a 4-hour limit for such.

Dean Rondeau stated he is not seeing violations of the 4-hour parking limit and noted such is not a problem.

Dave Bowers stated he sees many violations and noted that some boats cannot see potential parking because of the large boats.

Mary DeVries, Wolfboro Area Chamber of Commerce, reviewed the Commerce's letter, dated 12/26/17, see attached. She requested a consensus opinion and allow the voters to decide.

Bob Tougher stated he opposes the warrant article and reviewed the debt service for 2018 and upcoming projects between 2018 and 2022; noting four projects will be bonded in 2019.

Brian Black stated to not recognize the value of the Dockside area and not invest in planning ahead is foolish. He stated it could be determined that the existing docks could be reconfigured rather than expanded. He stated the value of Dockside needs to be supported and recognized; noting there is a lot of income to offset the tax rate. He stated \$25,000 is the first step to explore possibilities and keep Wolfboro a healthy community.

John Burt questioned plans regarding the layout of the expansion and asked what has been presented to the State for them to consider the expansion.

Dave Senecal stated NHDES is in favor of the project and informed the Town the project would be approved if the applications included a statement that the project is in the best interest of the public. He stated reconfiguration of the docks were considered however, too many dock spaces would be lost.

Brian Black stated there is value to the comment to hire a dock attendant and questioned whether the docks could be narrower.

Dave Senecal stated NHDES recommended against such.

John Burt asked what the Town will get for \$25,000.

Dave Owen replied a plan, permitting process with the State and a cost estimate for the project.

**It was moved by Bob O'Brien and seconded by John MacDonald to recommend Warrant Article #16 Dockside Docks Expansion. Roll call vote: John Burt - yes, Bob Tougher - no, Bob O'Brien - yes, Robert Loughman - no, Bob Moholland - no, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (5-3).**

#### **Warrant Article #17                      Dockside Public Restrooms Improvements; \$150,000**

John MacDonald read Warrant Article #17.

Linda Murray stated the adhoc Restroom Committee phased the public restroom projects; Foss Field in 2017 and Dockside in 2018.

John MacDonald asked if future operating and maintenance costs have been considered.

Linda Murray stated the need for restrooms were reviewed and the Town received support of the taxpayers.

It was moved by Bob Tougher and seconded by Bob Moholland to recommend Warrant Article #17 Dockside Public Restrooms Improvements. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).

**Warrant Article #18                      Effluent Disposal Study; \$500,000**  
John MacDonald read Warrant Article #18.

It was moved by John Burt and seconded by Bob Tougher to recommend Warrant Article #18 Effluent Disposal Study. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).

**Warrant Article #19                      Sewer Rehabilitation; \$50,000**  
John MacDonald read Warrant Article #19.

It was moved by Bob Moholland and seconded by Bob Tougher to recommend Warrant Article #19 Sewer Rehabilitation. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).

**Warrant Article #20                      Replace Water Treatment Plant Control Panels; \$175,000**  
John MacDonald read Warrant Article #20.

It was moved by Bob O'Brien and seconded by Bob Tougher to recommend Warrant Article #20 Replace Water Treatment Plant Control Panels. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).

**Warrant Article #21                      Pine Street Waterline Replacement; \$260,000**  
John MacDonald read Warrant Article #21.

It was moved by Bob O'Brien and seconded by Bob Tougher to recommend Warrant Article #21 Pine Street Waterline Replacement. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).

**Warrant Article #22                      Bay Street Sidewalk; \$45,000**  
John MacDonald read Warrant Article #22 and a letter from the NH Boat Museum, dated 12/21/18, see attached.

John Burt requested statistics on the possible use of the sidewalk and the number of people per day that would use the sidewalk.

Kathy Eaton, Wolfboro Trolley Company, stated a turn-around for the trolley is the Wolfe Trap Restaurant; noting that often times people are picked up at that location and brought back to Downtown. She stated residents of the Taylor Community want to walk on the street but, do not. She stated she could attest to people walking on the road and noted the NH Boat Museum will be a big attraction on Bay Street.

John Burt stated the South Main Street sidewalks are atrocious. He stated the backup information provided identifies the project as desirable and not urgent. He stated existing sidewalk conditions are unsatisfactory and money should be spent on the existing sidewalks.

Mary DeVries stated she has seen an increase in the number of year round residents and visitors. She stated the 2007 Master Plan references Bay Street sidewalk construction (such is noted in 7-8 places in the Master Plan).

Steve Johnson asked at what point does the Town say yes/no to certain projects. He stated he likes the idea however, questions whether 2018 is the year for it.

It was moved by John Burt and seconded by John MacDonald to recommend Warrant Article #22 Bay Street Sidewalk. Roll call vote: John Burt - no, Bob Tougher - no, Bob O'Brien - yes, Robert Loughman - no, Bob Moholland - no, John MacDonald - yes, Steve Johnson - no, Brian Black - yes. The motion failed (3-5).

**Warrant Article #23                      Establish Dockside Docks Capital Reserve Fund; \$100,000**  
John MacDonald read Warrant Article #23.

Brian Black asked if the parking lot improvements would be included in the reserve fund.

Dave Owen replied no.

Dave Ford stated the summary submitted by Tighe & Bond Engineers reports \$420,000 of additional repairs required at Dockside beyond the \$90,000 requested in Warrant Article #15 for immediate emergency repairs and permitting. He stated the intent of the fund is to set aside money for those additional repairs.

John MacDonald asked why \$100,000 was proposed.

Dave Ford stated the amount was agreed upon by the BOS.

John Burt stated he would be more comfortable if the warrant article stated it is for the repairs and maintenance of the facility.

It was moved by Bob O'Brien and seconded by Bob Tougher to recommend Warrant Article #23 Establish Dockside Docks Capital Reserve Fund. Roll call vote: John Burt - no, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - no, Brian Black - yes. The motion passed (6-2).

**Warrant Article #24                      Dockside Parking Lot Capital Reserve Fund; \$50,000**  
John MacDonald read Warrant Article #24.

John Burt questioned the purpose of the warrant article.

Dave Ford stated in 2015 the Town appropriated \$50,000 for surveying, engineering and test pits; noting an expectation of an annual appropriation of \$50,000 until the cost of the project is reached (\$300,000). He stated the intent is to remove the pavement, lay fabric to address sinkholes, install drainage and stormwater treatment and repave the parking lot. He noted construction is planned for 2019 or 2020.

Dave Owen stated there is currently \$102,000 in the fund.

John Burt verified the parking lot would be reconstructed.

Bob Tougher stated the CIP notes 2021 for the project.

It was moved by John Burt and seconded by Bob Moholland to recommend Warrant Article #24 Dockside Parking Lot Capital Reserve Fund. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).



**Warrant Article #25**                      **Fire Trucks and Apparatus Replacement Capital Reserve Fund; \$186,000**  
John MacDonald read Warrant Article #25.

*It was moved by John Burt and seconded by Bob Tougher to recommend Warrant Article #25 Fire Truck and Apparatus Replacement Capital Reserve Fund. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).*

**Warrant Article #26**                      **Public Works Vehicle and Equipment Capital Reserve Fund; \$170,000**  
John MacDonald read Warrant Article #26.

*It was moved by Bob Moholland and seconded by Robert Loughman to recommend Warrant Article #26 Public Works Vehicle and Equipment Capital Reserve Fund. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).*

**Warrant Article #27**                      **Abenaki Ski Area Capital Reserve Account; \$16,750**  
John MacDonald read Warrant Article #27.

John Burt requested the balance of the account.

Dave Owen replied \$55,362.

John Burt asked how much has been spent and what were the funds used for.

Pete Chamberlain stated he only has the ending balance.

Justin Chaffee stated the polypropylene rope was replaced and noted the next anticipated expense is a groomer.

*It was moved by Bob Moholland and seconded by Bob O'Brien to recommend Warrant Article #27 Abenaki Ski Area Capital Reserve Account. Roll call vote: John Burt - no, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (7-1).*

**Warrant Article #28**                      **Wastewater Treatment Plant Capital Reserve Fund; \$125,000**  
John MacDonald read Warrant Article #28.

*It was moved by Robert Loughman and seconded by Bob Tougher to recommend Warrant Article #28 Wastewater Treatment Plant Capital Reserve Fund. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black - yes. The motion passed (8-0).*

**Warrant Article #29**                      **Building Maintenance Capital Reserve Fund; \$75,000**  
John MacDonald read Warrant Article #29.

John Burt requested the balance of the fund.

Pete Chamberlain replied \$16,925.40.

John Burt questioned the expenses.

Pete Chamberlain replied Dockside building and sewer leak at Town Hall.

It was moved by Bob Tougher and seconded by John Burt to recommend Warrant Article #29 Building Maintenance Capital Reserve Fund. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black – yes. The motion passed (8-0).

**Warrant Article #30                      Libby Museum Feasibility Study; \$75,000**  
John MacDonald read Warrant Article #30.

It was moved by Robert Loughman and seconded by John Burt to recommend Warrant Article #30 Libby Museum Feasibility Study. Roll call vote: John Burt - yes, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black – yes. The motion passed (8-0).

**Warrant Article #12                      Operating Budget**  
John MacDonald read Warrant Article #12. He questioned the figure of the 2018 operating budget.

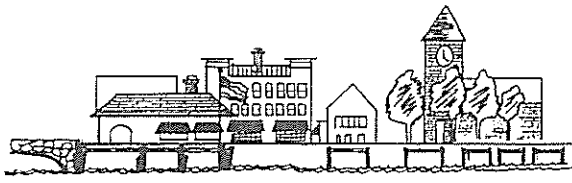
Pete Chamberlain replied \$27,340,249.

It was moved by Bob Moholland and seconded by Robert Loughman to recommend Warrant Article #12 Operating Budget. Roll call vote: John Burt - no, Bob Tougher - yes, Bob O'Brien - yes, Robert Loughman - yes, Bob Moholland - yes, John MacDonald - yes, Steve Johnson - yes, Brian Black – yes. The motion passed (7-1).

It was moved by John Burt and seconded by Bob O'Brien to adjourn the January 9, 2018 Budget Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 10:16 PM.

Respectfully Submitted,  
*Lee Ann Hendrickson*  
Lee Ann Hendrickson



BOARD OF SELECTMEN  
ECONOMIC DEVELOPMENT COMMITTEE

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*Town of  
Wolfeboro*

January 5, 2017

John MacDonald, chairman  
Wolfeboro Budget Committee  
PO Box 629  
Wolfeboro, NH 03894

Dear John,

The Wolfeboro Economic Development Committee (EDC) voted unanimously at its meeting on December 19, 2017 to support 2018 Warrant Articles pertaining to repairs and expansion of the Dockside Town Docks.

While presented to the voters by the Wolfeboro Board of Selectmen, these Articles are the culmination of a collaborative effort between the Town and community representatives including the Wolfeboro Area Chamber of Commerce; another example of our town's successful private-public partnerships.

The Wolfeboro Town Docks on Wolfeboro Bay and the Dockside area are the heart of our town, especially during the peak tourist season. Upkeep and repairs here are among the town government's most basic responsibilities to maintain our existing infrastructure.

The EDC also supports expanding the docks because it is "an opportunity to enhance economic growth in our town while still preserving the character of our community," part of the EDC's Mission Statement.

Wolfeboro's primary industry is tourism. We need look no further than where the people of Wolfeboro work to know this is true.

According to the 2017 Wolfeboro Economic Profile compiled by Headwaters Economics, one-third (603) of Wolfeboro residents who work in Carroll County are employed by businesses directly impacted by tourism such as retail stores, hotels, motels, restaurants and attractions like museums.

Another twenty percent (582) work in construction, real estate, insurance or finance, businesses directly impacted by the economic vitality of our second home/tourism industry and by the overall economic stability of our town.

The remaining half work primarily in education, health, and services including everything from lawn care to schools, our hospital, nursing home and town government.

Lack of sufficient parking was the number one issue identified as having a negative impact on business in Wolfeboro by Wolfeboro business owners interviewed in the EDC's 2015 Business Retention and Expansion Survey.

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*84 South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894*

*(603) 569-8161 Fax (603) 569-8167*



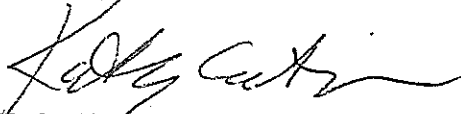
Several commented that expansion of the Town docks would encourage people to come by boat rather than car, as well as provide docking for those already being turned away because of lack of space.

In July and August at the peak of our tourist season boats circle off the town docks waiting for a place to tie-up. Those people are coming to Wolfeboro for a reason, to shop, dine, or take in an attraction. Whether they buy an ice cream cone or a waterfront home, they are contributing to our economy and the livelihoods of those who live here.

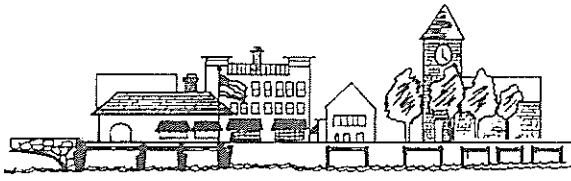
Among those seeking a place to dock are Wolfeboro taxpayers who own waterfront properties, either on the mainland or the islands. Many are seasonal residents who contribute mightily to support schools and other year-round services they do not use. Providing adequate public docking is a service they will use.

The EDC respectfully requests that the Budget Committee vote to recommend passage of 2018 Warrant Articles proposing repair of the present Wolfeboro Bay Town Docks and design and permitting for the expansion of the Dockside Town Docks.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Eaton', with a stylized, flowing script.

Kathy Eaton, Chairman  
Wolfeboro Economic Development Committee



BOARD OF SELECTMEN  
ECONOMIC DEVELOPMENT COMMITTEE

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*Town of  
Wolfeboro*

January 5, 2017

John MacDonald, chairman  
Wolfeboro Budget Committee  
PO Box 629  
Wolfeboro, NH 03894

Dear John,

The Wolfeboro Economic Development Committee voted unanimously at its meeting on December 19, 2017 to support the 2018 Warrant Article to appropriate funds for design and engineering of sidewalks on Bay Street. It is our understanding that construction of the sidewalks would be phased in beginning in 2019.

This proposal is a critical step in long-term infrastructure planning set in motion twenty-five years ago by Wolfeboro citizens as part of the 1993 town planning charrette.

Beginning with our first Master Plan in 1996 long-term planning has encouraged economic development on Bay Street by zoning that area for mixed-use including commercial and residential.

This early decision was made after carefully considering options for future commercial growth, IE: Bay Street vs. Center Street. Our forefathers saw how strip zoning outside traditional downtown cores destroyed many downtowns. In an effort to keep Wolfeboro a walking community and provide for future business growth, Bay Street was designated a Limited Business District.

When flooding damaged the bridge on Bay Street in 2006, the town anticipated the future need for sidewalks here by building the new bridge wide enough to accommodate a sidewalk.

This past March, the Planning Board and voters again echoed their support for this plan by expanding the allowed uses in that zone.

Today there are 29 businesses located on Bay Street including the Taylor Home, a senior residential community, which may be expanding, and Front Bay Park with ADA accessible trails, but no sidewalk connecting it to the rest of the community.

Next summer the New Hampshire Boat Museum will break ground on its new \$5 Million museum on Bay Street. This premier attraction in Wolfeboro already brings visitors to town with its many programs and special events, also enjoyed by local citizens.

The new museum will provide first-rate parking facilities for visitors, including bus tours. Connecting the museum to downtown via sidewalks is critical to the entire business community as well as in keeping with long-term infrastructure planning for our town.

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*84 South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894*

*(603) 569-8161*

*Fax (603) 569-8167*



Again we call to your attention the importance of our tourism industry to those who live and work in Wolfeboro citing the 2017 Wolfeboro Economic Profile compiled by Headwaters Economics: one-third (603) of Wolfeboro residents who work in Carroll County are employed by businesses directly impacted by tourism such as retail stores, hotels, motels, restaurants and attractions like museums.

Another twenty percent (582) work in construction, real estate, insurance or finance, businesses directly impacted by the economic vitality of our second home/tourism industry and by the overall economic stability of our town.

The remaining half work primarily in education, health, and services including everything from lawn care to schools, our hospital, nursing home and town government.

The EDC supports the Board of Selectmen in recommending appropriation of funds to design and engineer Bay Street sidewalks for the reasons indicated above, and because it is "an opportunity to enhance economic growth in our town while still preserving the character of our community," part of the EDC's Mission Statement.

The EDC respectfully requests the Budget Committee vote to recommend passage of this Warrant Article to our townspeople.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Eaton", with a long horizontal flourish extending to the right.

Kathy Eaton, Chairman  
Wolfeboro Economic Development Committee



## WOLFEBORO AREA CHAMBER OF COMMERCE

December 26, 2017

John MacDonald, Chairman  
Wolfeboro Budget Committee  
Town of Wolfeboro  
PO Box 629  
Wolfeboro, NH 03894

Dear Chairman MacDonald:

The Board of Directors of the Wolfeboro Area Chamber of Commerce is strongly in favor of expansion of the dockside docks. We respectfully ask members of Wolfeboro Budget Committee to recommend the proposed Warrant Article: Dockside Docks Expansion.

At its Public Meeting on this subject held in August, Wolfeboro Board of Selectmen heard from many members of the community who spoke highly in favor of the proposed expansion of dockside docks:

- People representing local business
- Multiple residents not connected to a business
- Wolfeboro Economic Development Committee spoke in support 100%
- Chief Rondeau also commented, stating we want to have the infrastructure in place to capture business

Expansion of Dockside Docks will improve how Wolfeboro welcomes boating enthusiasts:

- Accommodate the growing demand by more visitors choosing to arrive by boat
- Will mitigate boaters left circling in hopes of an open space, when the intention is to dock and then enjoy shopping and dining

If dock space is not readily available in Wolfeboro, purchases for goods, services and meals will be made in other towns.

Expansion will compliment marketing efforts of the collective community, including the Town itself, that are put in place for the health of our local economy.

Expansion of Dockside Docks is in keeping with the Town's intention to properly maintain its assets. It makes good sense long-term to plan now for expansion of the docks.

Thank you for considering favorably the Warrant Article for Dockside Docks Expansion.

Kind regards,

Mary DeVries, Executive Director  
On behalf of the Board of Directors  
Wolfeboro Area Chamber of Commerce

### 2017 Board of Directors

#### Officers

President: Cindy Melanson  
Melanson Real Estate

Past President: Barbara Thurston  
Thursty Water Systems

Treasurer: Gene Leone  
Leone, McDonnell & Roberts PA

Wolfeboro Selectmen Representative:  
Linda Murray

#### Directors 3 Years

Stephen Durgan  
Goodhue & Hawkins Navy Yard

Aaron Morrissey  
Morriseys' Font Porch

Dan Smiley  
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#### Directors 2 Years

Kathy Cuddy-Egbert  
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Daniel Mills  
G.I. Plastek

Lynne Palmer  
Brewster Academy

#### Directors 1 Year

Cider Berry  
Eastern Propane & Oil

Nicole Cisiszer  
Walker & Varney, P.C.

Jeremy Roberge  
Huggins Hospital

Mary Murphy  
J.P. China

Executive Director: Mary DeVries



December 21, 2017

John MacDonald, Chairman  
Wolfeboro Budget Committee  
P.O. Box 629  
Wolfeboro, NH 03894

Dear John,

It has come to our attention that the several members of the Budget Committee may not be in support of the sidewalks along Bay Street. I am sure you are aware that the New Hampshire Boat Museum has purchased property and is in the middle of a Capital Campaign to construct a new building on Bay Street. We made this decision on the basis that the town master plan was to support economic growth in the Bay Street area and even made zoning changes to encourage that growth.

We have felt the support of the Town Selectman and the Wolfeboro Economic Development Committee that sidewalks were planned to be constructed up Bay Street. It made perfect sense that this would happen as we already have a Town Park, The Taylor Home, a food coop, restaurants and several private business on Bay Street. We have touted to several pledged donors of the town's support and of coming sidewalks. We are currently on tract to break ground spring of 2019, and it would be detrimental to our campaign if the Budget Committee did not support the engineering and planning of the sidewalks.

We encourage you to reiterate to committee members the importance of this article to the Master Planned Growth down Bay Street.

We thank you in advance for your consideration.

Sincerely,

Joseph DeChiaro  
*Board Chairman, New Hampshire Boat Museum*

399 Center Street PO Box 1195 Wolfeboro Falls, New Hampshire 03896  
603 569 4554 Fax: 603 569 5931 website: [www.nhbm.org](http://www.nhbm.org) Email: [museum@nhbm.org](mailto:museum@nhbm.org)

The New Hampshire Boat Museum (Federal Tax ID #02-0464218) is a 501(c)3 nonprofit corporation registered in the State of New Hampshire. Donations are tax deductible to the fullest extent by law.