

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Unapproved  
December 4, 2019

**Members present:** Chairman Dave Senecal, Brad Harriman, Linda Murray, Dave Bowers and Paul O'Brien

**Staff present:** Town Manager Jim Pineo, Public Works Director Dave Ford, Parks and Recreation Director Christine Collins, Planning Director Matt Sullivan, Police Chief Dean Rondeau, Fire Chief Swantze and Recording Secretary Michele Chamberlain

Chairman Senecal opened the meeting at 6:30 PM.

**Non-Public Session RSA 91-A:3, II**

Mr. Pineo stated a non-public session is needed to discuss personnel.

**Consideration of Minutes**

Chairman Senecal asked for approval from the Board of the November 8, 2019 Special Meeting Minutes.

**It was moved by Paul O'Brien and seconded by Brad Harriman to accept the minutes of November 8, 2019 as written. Linda Murray abstained. Members voted and being none opposed, the motion passed.**

Chairman Senecal asked for approval from the Board of the November 20, 2019 Regular Meeting Minutes.

**It was moved by Dave Bowers and seconded by Linda Murray to accept the minutes of November 20, 2019 as amended. Members voted and being none opposed, the motion passed.**

**Public Hearings**

**A. Public Hearing**

- i. **The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 4<sup>th</sup>, 2019 at 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for the acceptance of unanticipated funds for an amount greater than \$10,000 in accordance with RSA 31:95-**

**b III (a), to accept unanticipated funds from an anonymous donor to fund the Town of Wolfeboro's Employee Holiday Party and to fund Welfare Department's children's needs.**

Chairman Senecal opened the public hearing.

Chairman Senecal closed the public hearing.

Ms. Murray thanked the anonymous donor.

**It was moved by Linda Murray and seconded by Paul O'Brien to accept unanticipated funds for an amount greater than \$10,000 in accordance with RSA 31:95-b III (a), to accept unanticipated funds in the amount of \$25,000 from an anonymous donor to fund the Town of Wolfeboro's Employee Holiday Party and to fund Welfare Department's children's needs. Members voted and being none opposed, the motion passed.**

#### **Bulk Vote**

##### **A. Weekly Manifest**

- i. November 8, 2019
- ii. November 20, 2019

##### **B. Property Tax/Abatements**

- |                                       |                         |
|---------------------------------------|-------------------------|
| i. 26 Red Brook Circle                | Tax Map 221 Lot 17      |
| ii. 47 Point Breeze Road              | Tax Map 236 Lot 2       |
| iii. Kingswood Golf Course            | Tax Map 232 Lot 2,4 & 5 |
| iv. Gillespie-Willey Brook Campground | Tax Map 102 Lot 8-P1    |

##### **C. Intent to Cut Wood or Timber**

- |                    |                   |
|--------------------|-------------------|
| i. New Garden Rd   | Tax Map 254 Lot 1 |
| ii. Martin Hill Rd | Tax Map 182 Lot 4 |

##### **D. Property Tax Credit/Exemptions**

- |                          |                    |
|--------------------------|--------------------|
| i. 495 North Main Street | Tax Map 173 Lot 2  |
| ii. 5 Greenlead Drive    | Tax Map 243 Lot 15 |

##### **E. Payment in Lieu of Taxes (Pilot) Agreements**

- |                                  |             |
|----------------------------------|-------------|
| i. The New Hampshire Boat Museum | \$8,763.55  |
| ii. Hearthstone Homes, Inc.      | \$21,000.00 |

**It was moved by Paul O'Brien and seconded by Linda Murray to accept the Bulk Vote Items A - E. Members voted and being none opposed, the motion passed.**

### **Board Appointments**

Nancy Hirshberg's appointment will be on the next agenda, December 18<sup>th</sup>.

### **New Business**

#### **A. Carry Beach Mitigation**

Dave Ford, Public Works Director, addressed the Board. He stated at the last Town meeting we requested an appropriation for doing a study at Carry Beach. Article #22 was for \$50,000.00 for the purpose of studying, engineering, and permitting a solution to environmental concerns related to water quality at Carry Beach. This was in response to our cyanobacteria outbreak. We formed a Cyanobacteria Committee and are working hard. We will be providing the Board with an end of year report. Ben Dryer, Underwood Engineers will be providing us with a power point presentation on Winter Harbor Water Quality at Carry Beach.

Ben Dryer, Underwood Engineers, addressed the Board. (See PowerPoint Presentation)

#### **Wastewater Questions**

Chairman Senecal questioned if there was only going to be one port-a-potty for the whole beach.

Mr. Ford stated this is a short term solution.

Chairman Senecal stated when he looked at all the diagrams there was no reference between the lake level and the parking lot level.

Mr. Dryer stated that will be addressed in the alternatives.

Mr. O'Brien stated he had a question about the canoe launch area. On the left hand side the road goes up and he has seen water shooting down on the left hand side of the proposed canoe launch area so he questioned if this would be taken care of with this plan.

Mr. Dryer showed the area on the slide presentation.

Mr. O'Brien stated there is vegetation. He stated he has seen water shooting down the road and into the vegetation. He stated he just wanted them to be aware of the issue and now that it is being taken care of.

Mr. Dryer stated we will need to look at that a little closer.

## **Stormwater Questions**

Chairman Senecal questioned the cost. Does the \$38,200.00 need to be multiplied by 3.4? It would then cost \$100,000.00 for each. This is a little deceiving.

Mr. Dryer stated it is presented in this way so it would show which bmp's were sure wastewater alternatives had the best values so it would prioritize which alternative had the best bang for the buck.

Mr. O'Brien stated our wastewater septic systems are contributing about 8.4 pounds of phosphorus a year. Runoff is contributing another 17.4 for a total of 25.9. We are putting 25.9 pounds of phosphorus into that bubble every year.

Mr. Ford stated these are all theoretical calculations.

Mr. O'Brien stated he understood.

Mr. Ford stated this is the phosphorus coming in that is related to the septic system loads.

Ms. Murray stated this is something that we can do something about.

Mr. O'Brien agreed. This is something we can manage. He questioned how 25.9 translate into parts per billion. He stated he did not expect Mr. Ford to do the calculation. He questioned if there was enough phosphorus for us to be concerned.

Mr. Ford stated we are definitely concerned about it. If we have this much phosphorus in our lake we could be subjected to these blooms. We have measured and there are different levels at different times of the year. The key is how to best spend our money. We were trying to get as much phosphorus out of the lake.

Mr. Bowers questioned the roads have been there for over 30 years so why is this problem happening now.

Mr. Ford stated this happened over a time span of 50 years. The areas have increased development over the 50 years which has increased the run off. The problem did not develop right away. It took 50 years before it has had a negative impact. Mr. Wuir can tell you this because he has seen the water quality go down over the years.

Mr. Bowers questioned what the water quality in Alton Bay is compared to Winter Harbor?

Mr. Ford stated he did not know and it would take us into a whole another direction.

Mr. Bowers questioned if this was a problem that needed to be fixed.

Mr. Ford stated this cove has no flushing and there is no way to get the water to move.



Ms. Murray stated the Lake Winnepesaukee Association is trying to get those readings throughout the lake. Carry Beach is in our Town and we can do something about this small area. This is our focus although there are plenty of places worse than Carry Beach. Carry Beach is one of our swimming beaches and that is why we want to do it.

Mr. Ford stated the cyanobacterium was pretty serious. If we do not take action the water could turn green. It may not be in our lifetime but it could be in our grandchildren's lifetime. This is a serious issue.

Mr. Dryer stated Carry Beach is where we can do something. He continued with his presentation and discussed his recommendations.

Mr. Ford stated the Cyanobacteria Committee has already done a lot of public outreach but this will continue to be worked on. We know about 1 failed septic system and we will be contacting the property owner. We have a protocol on how to handle this for the property owner and the Town. We will be starting the process soon. We have been working on a lot of these recommendations already.

Mr. O'Brien questioned if the shoreline protection act governs a 250 foot guideline for new septic systems.

Mr. Ford stated they limit the trees in terms of the design.

Mr. O'Brien questioned if there were septic systems within the 250 feet buffer by Johnson Cove and Keewaydin Road. Is this phase #1?

Mr. Ford stated we are looking at the Carry Beach Watershed. The study area is Carry Beach.

Mr. Ford suggested opening the language of the bmp on Forest Road.

Ms. Murray questioned which page in the packet was the one Mr. Ford was moving forward with.

Mr. Ford stated the site plan is in Appendix C. The cost estimate is in Appendix B. The base line is \$365,000.00.

Ms. Murray stated that is on page 4 of 34. The total came to \$475,000.00. (see attached sheet)

Mr. O'Brien stated this would address 50% of the theoretical load with the investment of \$475,000.00.

Mr. Ford stated we already have funding for the White Gate BMP's so the \$45,000.00 would come out of the total. We would reduce it by \$45,000.00 but add a little contingency making the total \$450,000.00.

Ms. Murray stated okay.

Mr. Ford stated the portable potty is not the long term solution. We need to have a discussion about our beaches and if we are going to continue to allow them to be open to anyone. Most people now realize that Wolfeboro has free beaches with amenities so more people are coming to Wolfeboro. This is good in one sense but bad in another because it takes away from our residents.

Ms. Murray stated she thinks there will be petition warrant articles.

Chairman Senecal stated his question about site elevations has not been answered. We are 3 feet above the lake.

Mr. Ford stated correct. We do not have a lot to work with. The water right now is coming off the parking lot and washing down this way so we are trying to get it to move back into the wetland areas or percolate underneath.

Mr. O'Brien was concerned with the water going onto Forest Road. He questioned if there would be issues with the person that has the tank in the house.

Mr. Ford stated this is significant. The person thinks they have been grandfathered so we will have to deal with this. We have talked to the State and they will notify us on how we go about this. Mr. Ford stated he will be sending out letters as soon as he can.

Ms. Murray stated she was concerned about where they were going to put the overflow parking for the Granite State Man Triathlon.

Mr. Ford stated there still will be parking. All the grass area will be available. We will work with Parks and Recreation to think about chaos for that day.

Ms. Murray stated it looked like the overflow parking was going to be eliminated. She was glad Mr. Ford explained that it will not be eliminated.

Mr. O'Brien stated a year ago we had a gentlemen come to talk to us about access to the beach for individuals with special needs. Will we take care of that concern with this plan?

Mr. Ford stated we will have mats so people on motorized wheelchairs will be able to get in and out of the water.

Mr. Ford stated this report will be available on the website.

Mr. Muir addressed the Board. He stated as an environmental scientist and the chairman of the assessment subcommittee of the Cyanobacteria Committee he feels this report understates the impact of the return of stormwater. The highest phosphorus levels in Winter Harbor are not when the seasonal people are here. Therefore, he feels it is not their septic systems driving the problem. The problems in Winter Harbor are not from a big inventory

of phosphorous that exist within the harbor. We grabbed samples from some of these runoff streams and they measured levels of phosphorus as high as 7,000 part per billion. Therefore, cutting down stormwater runoff will get a big return in terms of reductions of phosphorus. He stated he supports these efforts on stormwater runoff and thankfully this is one of the cheapest options to reduce phosphorus. He felt the problems in Winter Harbor could be addressed and if we act we can protect.

## **B. 2020 Proposed Warrant Articles**

Mr. Pineo stated we have a draft of the warrant articles for 2020. The plan is to discuss these tonight and to come before the Board on December 18<sup>th</sup> with the final project. He stated he received some information from Ms. Murray about language changes which will be implemented. (See Attached Sheets)

### **Article A: ME-2 Bucket Truck Purchase - \$280,000 – Electric Fund**

Mr. Pineo stated there will be no tax impact.

Ms. Murray stated last year the wording in the warrant article was the Electric Enterprise Surplus Fund. She stated she would like us to be consistent in what we are calling these funds.

Mr. Pineo stated our intent is for these to be as standardized as possible moving forward.

Mr. O'Brien questioned if this went through the CIP Committee and if the backup material would be attached to the warrant article.

Mr. Pineo stated the backup material will be provided for each warrant article at the next meeting. These did go through the CIP process.

Mr. O'Brien stated the voters should be able to point to the CIP or a piece of paper that justifies the maintenance schedule on this and why it is required to be replaced.

Chairman Senecal stated we have done that every year.

Ms. Murray stated we just don't have that tonight.

Chairman Senecal stated when we do the warrant articles on the television we have the information.

Ms. Murray suggested when putting the budget in place we may also want to have a notebook with the CIP items or warrant articles so people can come and look at the information. There could be one at the Town Hall and one at the Library.

Mr. Pineo stated we can do that.

**Article B: Town Road Upgrades - \$875,000 - General Fund**

Mr. Pineo stated this will be a two year appropriation and Mr. Ford is present if there are any questions.

Chairman Senecal requested a list of the roads.

Mr. Pineo stated that information will be provided.

Mr. O'Brien stated this was in the CIP and it tells which roads will be worked on and when. He questioned if this information would be provided.

Mr. Ford stated yes.

Ms. Murray questioned if they were going to be able to put the warrant articles in the order they would like them in.

Mr. Pineo stated yes.

**Article C: 2020 Operating Budget – Amount TBD – General Fund**

To be determined

**Article D: Public Works Vehicles and Equipment Capital Reserve Fund - \$175,000 – General Fund**

Ms. Murray stated we added \$5,000.00. It was \$170,000.00 last year and this year it is \$175,000.00.

Mr. Ford stated our trucks are not lasting as long as we had hoped.

**Article E: Wastewater Treatment Plant Capital Reserve Fund – Amount TBD – General Fund**

Mr. Pineo stated he and Mr. Ford have had numerous conversations about this warrant article. This still sits in front of you tonight but we are thinking for the year 2020 that we are not going to bring this article forward.

Mr. Ford stated this goes back to crisis management. We can only afford so many things so right now we are working on the engineering so if we put this off it will be okay. We can hold off on the appropriation this year because we are not going to be spending it in 2020. We will be working on the engineering. We can hold off because it is not a crisis. It is good asset management.

Ms. Murray questioned the amounts in the capital reserve accounts. What is the amount in this fund right now?

Mr. Pineo stated he has the MS-9 from the Trustees from October 31<sup>st</sup> but it does not take into account the expenses.

Mr. Ford stated there are ongoing contracts that have not closed out yet so we do not think we have the full reimbursement.

Ms. Murray stated this is important. We need to see where we are. This would give us the rational to support it.

Mr. Pineo stated before any 2019 deductions which have not hit the capital reserve funds yet there was \$530,000.00 in that account.

Mr. O'Brien stated he agreed with Ms. Murray. We need the fund balances of the capital reserve funds.

Ms. Murray stated it gives us an idea on how things are being spent. We could have the information on one sheet. What has gone in for 2019? What has gone out for 2019? Balance as of today. Some of this information was done for CIP but this would be more of an update on that information.

Mr. Pineo stated he had a conversation with the Trustees today. We are working on ensuring the expenses associated with 2019 and we will have those finalized numbers for you.

Ms. Murray thanked Mr. Pineo.

Mr. O'Brien thanked Mr. Pineo and Mr. Ford.

**Article F: Fire Trucks and Apparatus Replacement Capital Reserve Fund - \$196,000 – General Fund**

Mr. Pineo stated this is up \$10,000.00 from our normal request.

Ms. Murray stated we raised this because of the bucket ladder truck. The cost for replacement keeps going up so this was to keep pace with the raising costs.

Mr. Pineo stated when we purchased the Engine #2 the price had gone up significantly.

**Article G: Dispatch Equipment Capital Reserve Fund - \$50,000 – General Fund**

Mr. Pineo stated originally this was at \$102,000.00. We are trying to rationalize capital.

Ms. Murray stated she was not sure she could support cutting this until she knows what we are going to do with Carry Beach. Are we going to bond it or pay cash? This will make a

big difference. If it is going to be bonded then we can keep some of these but if we pay cash then we can not.

Mr. Pineo stated we are thinking Carry Beach as a cash item. We will have a better answer at our next meeting but right now we are thinking Carry Beach will be a cash item appropriation.

Mr. O'Brien questioned the amount we have in the fund for Article G.

Mr. Pineo stated \$102,000.00.

Mr. O'Brien stated the replacement cost is roughly \$600,000.00.

Dean Rondeau, Police Chief, addressed the Board. He stated replacement is approximately \$350,000.00. There will be some other incidental costs between \$50,000.00 and \$60,000.00. He agreed with the Town Manager to appropriate \$50,000.00. He was not worried about the reduction.

Mr. O'Brien stated the equipment is being discontinued. Correct?

Chief Rondeau stated correct.

Mr. O'Brien stated we would have to buy parts on eBay if they are needed.

Chief Rondeau stated we would have to scrounge.

Mr. O'Brien stated Motorola is requiring this upgrade even though the equipment is being discontinued.

Chief Rondeau stated it came with one year of software upgrades. We are right back where we were one year ago.

Mr. O'Brien stated if the system failed then tomorrow we would have to come up with \$350,000.00.

Chief Rondeau stated correct.

**Article H: Dockside Parking Lot Capital Reserve Fund - \$50,000 - General Fund**

Mr. Pineo stated this was one of the articles that we took out last year. We felt it was prudent to bring this forward so the project could be done.

**Article I: Carry Beach Parking Lot and Beach Stormwater Improvements - \$450,000 – General Fund (Cash or Bond?)**

Mr. Pineo stated we just had a presentation on this tonight. We are looking for \$450,000.00. We are still deciding on whether this should be a cash project or if it should be bonded.

Ms. Murray stated she was concerned about the tax impact if this becomes a cash project. She would prefer if the project was bonded. We usually bond projects over \$300,000.00.

Mr. O'Brien questioned the amount of \$450,000.00. He thought it was \$475,000.00.

Mr. Ford stated \$25,000.00 was already spent.

Mr. O'Brien stated we need to watch things. How much can we put on a credit card?

Ms. Murray agreed but we also need to decide if we do this project in cash then we need to cut some of the others.

Mr. O'Brien stated something has to give. We need to discuss as a Board our capacity to add debt.

Chairman Senecal stated we have not seen the final budget yet.

**Article J: Building Maintenance Capital Reserve Fund - \$50,000 – General Fund**

Mr. O'Brien questioned this is for all of our building.

Ms. Murray stated we need to know the balance of the account. This account was supposed to grow over time.

Mr. Pineo stated as of October 31<sup>st</sup> the balance was \$137,959.00. There will be some deductions in the next couple of weeks.

**Article K: Abenaki Ski Area Capital Reserve Fund - \$16,750 – General Fund**

No questions

**Article L: Public Safety Building Capital Reserve Fund - \$100,000 – General Fund**

Mr. Pineo stated this is to continue the architecture and engineering work.

Ms. Murray questioned the date for the report we were working on for the sites coming in. She thought it was in December.

Mr. Sullivan stated we had aimed to have the report by December but bringing on the new Fire Chief we wanted more time to analyze things. We delayed the report probably by one month because we felt it was critical to get his input on the Fire Department.

Ms. Murray questioned if all the money from last year was spent. She is looking for things to cut.

Mr. Pineo stated we reduced this from \$150,000 to \$100,000. There is a balance of \$64,821 in the account right now but there is a purchase order for \$54,000.00 for work that will be done.

Mr. Sullivan stated there will be work that needs to be done in 2020.

Ms. Murray questioned if the full amount of \$100,000.00 would be used.

Mr. Sullivan stated yes, we plan to use the full amount.

Ms. Murray stated it seems foolish to put the money in the capital reserve account when you are going to use the money that year.

Mr. O'Brien stated he thought there was a rule about that. He thought maybe it should be a capital outlay.

Ms. Murray stated maybe it should be a warrant article.

Mr. Sullivan stated the reason we were not going in that direction was because we were not sure about the exact amount of the work that would be done because we don't have a decision on the site yet.

Mr. O'Brien stated he was not questioning the amount. He stated if it is a reserve account it should be a reserve.

Mr. Sullivan stated okay.

Ms. Murray stated it could be a two year warrant article so the money could be used the second year.

Mr. Sullivan stated we may need to ask for more funding if there is going to be some looping. He stated he would be happy to discuss it further with the Town Manager.

Mr. Pineo stated we can certainly look at it further.

#### **Article M: Water Quality Improvements - \$75,000 – General Fund**

Mr. Sullivan stated we are requesting \$75,000.00 for a series of projects. This is the first time these have been discussed and back up materials will be provided at the next meeting. The projects are as follows: Rust Pond Dredging Permitting (\$15,000), Cyanobacteria Committee Activities (\$15,000), Rust Pond Stormwater BMP Design (\$20,000), a NH Department of Environmental Services Section 319 grant for the Lake Wentworth Watershed Phase IV (\$20,000), for watershed education and outreach, and water quality



testing. He would like to amend this so it could be a two year request. The primary reason is for the grant that we will be accepting so we have some flexibility.

Chairman Senecal stated the warrant article should have these amounts that you broke down for us in the warrant article itself.

Mr. Sullivan stated sure.

Chairman Senecal stated people will ask for the individual cost.

**Article N: AFSCME Contract Agreement – Amount TBD – General Fund**

Mr. Pineo stated we are working on this and it should be similar to the past.

**Article O: Conservation Commission Whiteface Article – Amount TBD – NO Tax Impact**

Lauren Clark, Chairman of Conservation Commission, addressed the Board. She stated this is a 118 acre parcel. The parcel was formerly 3 separate parcels which have now been joined as one. Whiteface Mountain is the highest peak in the Town of Wolfeboro. Most of the land is greater than 50% slope so it is considered inadvisable to build on. The Town owns the land and there is a one mile hiking trail on it. We would like to partnership with the Land Bank of Tuftonboro/Wolfeboro to place a conservation easement held by the Lakes Region Conservation Trust.

Ms. Murray stated there is no cost related to this.

Ms. Clark stated the Conservation Commission and the Land Bank of Tuftonboro & Wolfeboro have already spent some money on this for survey costs. There will be no effect to the tax rate.

**Article P: Recreational Dock Repair - \$400,000 – General Fund/CAP Reserve/Grant**

Mr. Ford stated this is a priority because of the conditions of the docks. Structurally the docks do not meet code standards. We applied for a big grant but we will not hear back until February or March. The grant would bring us \$130,000.00. We have \$100,000.00 or a little more in the Capital Reserve Fund. We are looking for \$170,000.00 in cash. We will apply for a second grant for next year to finish the docks. He questioned the wording because if the grant is not given then it could end the project.

Ms. Murray questioned if the wording could be put in the warrant article, “if we do not get the grant then the \$170,000.00 would go into the existing Capital Reserve Account.

Mr. O’Brien stated he was not sure of the wording but we need to get the decking fixed.

Mr. Ford stated he could not do all of the docks with \$170,000.00. We need to do this project. If we do not get the grant maybe we could do half of the work this year and reapply for the grant next year. We could bond the whole project.

Mr. O'Brien stated we need to do something.

Ms. Murray stated maybe we could do two docks correctly.

Mr. Ford stated yes.

**Article Q: Libby Museum Renovation and Expansion- Amount TBD (bond) - General Fund**

Mr. Pineo stated we still need to do some work to move this forward.

Ms. Murray stated she made some suggestions for the wording of the warrant article. We need to make clarification between the Biber Foundation grant and other donations, pledges and grants. There is the Betty Jane Scroth Trust Fund inexistent so this can be applied to the warrant article. We need to address what is going to happen to the trailer parking lot and the costs related to it. We need a figure for moving the collection out of the Libby and back into the Libby. We need a number for storing the collection. We need to make sure the short term interest goes into the warrant article or in the operating budget. This information was sent to Mr. Pineo to work on.

Mr. O'Brien stated when we talked about this before we talked about the capital costs that would be associated with this.

Ms. Murray stated she thought they were going to do that from the Friends of the Libby.

Mr. O'Brien stated it was questioned if there was going to be a cost to refresh the Libby Exhibit. The answer was oh yes. The number was questioned? The answer was we did not know the amount yet. We need to know if the amount is coming in our direction or the Friends of the Libby. We asked for a sequence of events to be completed. Mr. O'Brien questioned if this had been done. We need time to look at this.

Mr. Pineo stated this has not been completed but we have a meeting with the technical committee and it needs to be figured out.

Mr. O'Brien stated his concern is if we do not have the information when we run the risk of given an uncompleted form to the voters. He stated he could not support something that he could not understand. We need to figure out all the things that we think are necessary to get a warrant article that the voters can vote on.

Mr. Pineo stated understood.

Mr. O'Brien thanked Mr. Pineo.

Ms. Murray questioned if there would be figures the next time so they could vote.

Mr. Pineo stated yes.

**Article R: Bridge Falls Path Lighting Capital Reserve Contribution and Establishment - \$40,000 – General Fund**

Christine Collins, Parks and Recreation Director, addressed the Board. She stated this is for the lighting that goes from the beginning of Foss Field all the way to Route 28. It is called Bridge Falls Path. The wiring in there is over 25 years old. We had a light issue last year so we had an electrician come in and he replaced all the lights but it needs to be replaced. She received a couple of different quotes. She stated we have lights at the Chamber and then on the other side and she would like to see all of them match. She suggested looking at LED or a better way to light the path with less impact. It should be on a time system. The company that did Huggin's Hospital provided us with a full report.

**Article S: Water Department Backhoe - \$120,000 – Water Fund – NO Tax Impact**

No questions

**Article T: Accrued Leave Capital Reserve Fund - \$100,000 – General Fund**

Mr. Pineo stated this is a new warrant article and we received updated language from Town Counsel. This would be to establish an accrued leave capital reserve fund. It would be a spendable trust with an initial deposit of \$100,000.00. This would be for employees that have leave time on the books.

No questions asked

**Article U: Police Special Detail Fund - \$59,255 Police Special Detail Fund/General Fund**

Mr. Pineo stated this is for the purpose of purchasing a new cruiser.

Ms. Murray suggested changing the language "Police Special Detail Fund" to "Purchase of a Police Cruiser" because that is what we are really doing. The main emphasis is not on detail fund. She gave this language to Mr. Pineo. The \$13,000.00 dollars needs to be written out as well as shown with numerical figures. Last year the warrant article designated the Board of Selectmen as the agent to dispose of an old cruiser. She thought this should be consistent from year to year.

Mr. O'Brien stated the cruiser comes equipped with stuff in it (a kit). He questioned if the Police Department had provided a list of what is in the kit. On the side we had stop sticks and a mobile radio. Should stop sticks become part of a cruiser kit?

Chief Rondeau stated yes. We outlined all the equipment in the originally capital outlay. Some of the equipment we can get grants for and the money would be returned to the general fund. Stop sticks should be part of the kit.

Mr. O'Brien stated the model or standard things that go into the car is now documented.

Chief Rondeau stated yes. The goal is to buy one model because right now we have three separate models in the fleet where all the equipment is transferable. This way the cost will be lower.

Ms. Murray stated when we get our next packet on the warrant articles that information will be included.

Chief Rondeau stated yes. The Town Hall personnel were given the information.

Mr. Pineo stated yes and we will verify we have the correct information.

Mr. O'Brien stated the other three items will be capital outlays.

Chief Rondeau stated they will be small items and he is going to try to purchase them this year.

**Article V: Municipal Revaluation Capital Reserve Fund and Establishment – Amount TBD- Unassigned Fund Balance – NO Tax Impact**

Mr. Pineo stated this article will be to perform the 2020 revaluation and the funds will come from the unassigned fund balance. There will be no tax impact. We are working on securing a vendor.

Ms. Murray stated this should not be a capital reserve account because we are going to spend in 2020 it should come from the unassigned fund balance at the end of this year.

Mr. O'Brien stated his concern was procedural. He stated to spend that money out of that account for the purpose according to the account.

Mr. Pineo stated when the tax rate was set we have a balance in the unassigned fund of 2.7 million.

Mr. O'Brien questioned the amount DRA would like to see. He thought it was 10%.

Mr. Pineo stated there is a minimum of 5% including all accounts. We are at 7.3% of all funds.

Mr. O'Brien stated we are in the half way mark.

Mr. Pineo stated the maximum is 17.5%.

Ms. Murray questioned if DRA allowed the Town to use the surplus in those funds for the calculation.

Mr. Pineo stated he has not checked with DRA yet.

Mr. O'Brien stated the Town is the holder of the bonds.

Ms. Murray stated she is asking about the surplus in the Electric Fund. She wanted to know if that could be counted also. It is not.

Mr. O'Brien stated we are the back stop for everyone. We should be able to use that as part of the calculus.

Ms. Murray stated we all need to be consistent.

Chairman Senecal stated we will have the actual numbers in a few weeks.

Mr. Pineo stated we will have everything for the December 18<sup>th</sup> meeting.

Ms. Murray stated Tuesday, January 14, 2020 is the last day for the Board of Selectmen to publish notice for the time place and subject for a public hearing for bonds issued over \$100,000.00. This means that we have December 18<sup>th</sup> and the first meeting in January to get everything done.

Mr. Pineo stated the Budget Committee will be reviewing warrant articles on December 30, 2019.

### **C. Plan NH Charette Application Letter of Support**

Mr. Sullivan stated the application process requires Letters of Support from Town leadership and governing boards within the community including the Board of Selectmen and Planning Board. He stated all the parcels involved are municipally owned so we will have direct control. The Charette program will involve a lot of community outreach. There will be a 2 day period (Friday & Saturday) hopefully in March or April when the professional team visits the target areas and talks with our community leaders and members. We will be giving them a packet of information if we get the grant that will include documents from the Community Facilities chapter from the Master Plan. We had the opportunity to walk through the area with the Director a few months ago.

Mr. O'Brien questioned if we would be providing them with our carrying costs.

Mr. Sullivan stated no.

Mr. O'Brien stated the carrying costs to maintain those buildings.

Mr. Sullivan stated yes, he could do that. We should be clear that we are spending operating costs on these buildings annually and it is an important to convene that information.

Mr. Bowers questioned if the Community Center should be fixed or torn down.

Mr. Sullivan stated this report will not tell us to knock it down or keep it. The report will tell us what the area could be if we chose either of those two things. It is expected that much of the charrette discussion will involve the core downtown area and/or the plaza. Mr. Sullivan stated he wanted to clarify that this was not a criticism of any of the work that has been done in the past by the municipality in these areas. We are trying to leverage these opportunities.

Ms. Murray questioned if they were going to get any information from the Master Plan Facilities Chapter so they have details. We have things planned out in our CIP so they might like to see these documents.

Mr. Sullivan stated yes. The application asks some direct questions about how this area fits in with our Master Plan. We will give them a package of information if we get the grant.

#### **D. Perambulation of Town Lines – New Durham**

Mr. Pineo stated we received a letter from the New Durham Board of Selectmen. They are interested in meeting with us to walk the town lines.

Ms. Murray stated she would like to part of the procedure because of her house. She would like to make sure her house stays in Wolfeboro.

Mr. Sullivan was appointed.

**It was moved by Linda Murray and seconded by Paul O'Brien to appoint Matt Sullivan. Members voted and being none opposed, the motion passed.**

#### **E. Contract Extension for Assessing Services**

Mr. Pineo stated we are in an agreement with a vendor to provide us with contracted assessing services. Granite Hill Municipal Services wanted a two year contract but Mr. Pineo stated he felt a one year contract was more in line based on the fact we are going through revaluation in 2020.

**It was moved by Linda Murray and seconded by Paul O'Brien to approve the extension of the General Assessing services with a one year contract. Members voted and being none opposed, the motion passed.**

#### **Other Business**

Mr. Pineo stated we need to approve a bond for the Library and the Municipal Electric.

Ms. Murray stated this bond covers the library warrant article and the municipal electric bonded warrant article of 2019.

Mr. O'Brien stated it is a 4% note.

Ms. Murray stated that is the maximum.

**It was moved by Brad Harriman and seconded by Paul O'Brien to approve the bond for the Library and Municipal Electric as listed below. Members voted and being none opposed, the motion passed.**

I further certify that there are no vacancies on the Board, that all of the members of the Board were duly notified of the time, place and purposes of said meeting, including as one of the purposes the authorization of bonds and the approval of a Loan Agreement between the New Hampshire Municipal Bond Bank (the "Bond Bank") and the Issuer.

I further certify that the following is a true copy of resolutions unanimously adopted at said meeting:

RESOLVED: That under and pursuant to the Municipal Finance Act, Chapter 33, N.H.R.S.A., as amended, the New Hampshire Municipal Bond Bank Law, Chapter 35-A, N.H.R.S.A., as amended, and other laws in addition thereto, and to votes of the Issuer duly adopted on March 13, 2018 and March 12, 2019 under Articles 9 and 11, respectively, of the Warrants for such annual meetings of the Issuer there be and hereby is authorized the issuance of a \$7,385,000 Bond of the Issuer (the "Bond") which is being issued by the Issuer for the purposes of (i) current refunding the outstanding balance of the Issuer's \$3,410,000 Bond Anticipation Note dated December 18, 2018, which note was issued to finance the renovation and expansion of the Wolfeboro Public Library building, (ii) financing the new money costs of the renovation and expansion of the Wolfeboro Public Library building and (iii) financing the Phase IV electrical distribution conversion and construction project.

The Bond shall be dated as of its date of issuance, shall be in such numbers and denominations as the purchaser shall request, shall mature in accordance with the schedule set forth in Exhibit A to a certain Loan Agreement hereinafter described (the "Loan Agreement"), shall bear a net interest cost rate (as defined in the Loan Agreement) of four percent (4.00%) per annum or such lesser amount as may be determined by a majority of the Board. The Bond shall be substantially in the form set forth as Exhibit B to the Loan Agreement and otherwise shall be issued in such manner and form as the signatories shall approve by their execution thereof.



RESOLVED: That the Bond shall be sold to the Bond Bank at the par value thereof plus any applicable premium.

RESOLVED: That in order to evidence the sale of the Bond, the Treasurer of Issuer and a member of the Board are authorized and directed to execute, attest and deliver, in the name and on behalf of the Issuer, a Loan Agreement in substantially the form submitted to this meeting, which is hereby approved, with such changes therein not inconsistent with this vote and approved by the officers executing the same on behalf of the Issuer. The approval of such changes by said officers shall be conclusively evidenced by the execution of the Loan Agreement by such officers.

RESOLVED: That all things heretofore done and all action heretofore taken by the Issuer and its officers and agents in its authorization of the project to be financed by the Bond are hereby ratified, approved and confirmed.

RESOLVED: That the Clerk and the signers of the Bond are each hereby authorized to take any and all action necessary and convenient to carry out the provisions of this vote, including delivering the Bond against payment therefor.

RESOLVED: That the useful life of the project being financed is in excess of twenty five(25) years.

I further certify that said meeting was open to the public; the aforesaid vote was not taken by secret ballot nor in executive session; that notice of the time and place of said meeting was posted in at least two (2) appropriate public places within the territorial limits of the Issuer, or published in a newspaper of general circulation in said area, at least twenty-four (24) hours, excluding Sundays and legal holidays, before said meeting; that no deliberations or actions with respect to the vote were taken in executive session; and that the minutes of said meeting have been promptly recorded and have been or will be made open to inspection within one hundred forty-four (144) hours of said meeting, all in accordance with Chapter 91-A, N.H.R.S.A., as amended.

### **Committee Reports**

Paul O'Brien stated he attended Budget Meetings.



Brad Harriman stated he did not attend any the meetings but wanted to remind everyone that tomorrow night there will be a presentation by Rick Vanderpole. He did the study of the trees and species at the Libby Museum property. It is at 6:30 PM and in the Great Hall.

Chairman Senecal stated he did not have any meetings.

Linda Murray stated January 14<sup>th</sup> is the last day for voters to petition the Select Board to include an article in the town meeting warrant. She wanted to remind people because there are petitions about our beaches. She attended a Friends of the Pop Whalen Meeting and they are working on the rink with upgrades and getting some cost figures. The Special Events Committee of the EDC met today and we have all our events scheduled and flyers are ready to go. We have the event on Facebook and articles in the newspaper. We advertised on the side of the Firetruck during the parade. Tomorrow morning is the Chamber Quarterly Meeting and she will be presented to them our warrant articles.

### **Town Manager's Report**

Mr. Pineo stated the following:

He met with the Chairman of the Budget Committee today to discuss the process for the remainder of the meetings. It was very productive and we received a lot of positive feedback. We have some things we can do to streamline the process.

He received a telephone from the Masonic Temple. We need to revisit this item at our next meeting, December 18<sup>th</sup>.

He received a letter from an individual about a concern involving hunters and people using the Abenaki trail system. There is a concern with hunters and people walking in the area.

Mr. O'Brien stated there was an article in the Granite State News about that concern.

Mr. Pineo stated we have had some discussions about winter bicyclists and Nordic skiers on the Wolfeboro Cross Country trail. We have had some mediation meetings and have made some progress.

He received a letter asking if the Chamber of Commerce can speak about the snow machine trail to the lake. It will be put on the next agenda, December 18<sup>th</sup>.

He questioned if the Board needed to see the default budget before it goes to the Budget Committee.

Ms. Murray stated we have always approved it before it went to the Budget Committee.

Mr. Pineo stated he will have it ready for the next meeting, December 18<sup>th</sup>.

### **Questions from the Press**

Ms. Paquette questioned if there had been a problem with the library construction project. She heard a sprinkler malfunctioned and the library will be closed for the week.

Mr. Pineo stated that is correct.

Mr. Bowers stated it was in the construction area not the book area.

Mr. Pineo stated the library will reopen on Saturday.

Ms. Murray questioned if the sprinkler system was at the desk.

Mr. Pineo stated the Fire Department responded to the call. We do not know the cause but it is essentially on the contractors not us.

Ms. Murray stated we should get an idea on why it happened. We do not want it to happen again.

### **Public Input**

#### **Limited to 3 Minutes per resident, not to exceed 15 minutes in total**

Suzanne Ryan, Wolfeboro Resident, addressed the Board. She stated she was here tonight to give the Board of Selectmen a petition warrant article. She gave the original copy to the Town Manager. She read the following:

Upon a petition of 25 or more registered voters of Wolfeboro NH in accordance with RSA 39:3

Are you in favor of protecting and preserving Albee Beach on Lake Wentworth from over use and degradation thus to ensure protection of this town asset for generations to come by directing the Wolfeboro Board of Selectmen to revise the Town Beach Code Ordinance Chapter 16 Beach Parking to limit the use to Wolfeboro residents and/or taxpayers, their families, and residents guests. The exceptions may be but not limited to the following: registered guests of licensed Town of Wolfeboro Motels/Hotels/B&B's/Camp Ground, and Cotton Valley Trail Users, Special Events as permitted by the BOS, Sailing and Swim Lesson and Day programs as sponsored by the Town. The Beach Code Relative to the Use of Parking and Albee Town Beach shall be under the jurisdiction of the Wolfeboro Board of Selectmen in accordance with RSA 41:8 management of Prudential affairs and 41:11-a manage and regulate use of town property.

**It was moved by Dave Bowers and seconded by Chairman Senecal to enter into non-public session under RSA 91-A: 3 II personnel. Roll call vote, Dave Bowers – yes, Linda Murray – yes, Brad Harriman – yes, Paul O'Brien – yes and Dave Senecal – yes. Being none opposed, the motion passed.**

The Board re-entered public session at 9:19 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the December 4, 2019 non-public meeting. Chairman Senecal seconded. Roll call vote, Dave Bowers – yes, Linda Murray – yes, Brad Harriman – yes, Paul O’Brien – yes and Dave Senecal – yes. Being none opposed, the motion passed.**

**It was moved by Chairman Senecal and seconded by Paul O’Brien to adjourn at 9:20 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain

**ARTICLE A: ME-2 BUCKET TRUCK PURCHASE - \$280,000 – ELECTRIC FUND – NO TAX IMPACT**

*To see if the Town will vote to raise and appropriate the sum of Two Hundred and Eighty thousand (\$280,000) for the purpose of purchasing a bucket truck for use by the Municipal Electric Department for general system maintenance and incident response. The amount of \$280,000 shall be transferred from the Electrical Enterprise Fund. **Such expenditures will not result in any increase in the tax rate.***

*Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

**ARTICLE B: TOWN ROAD UPGRADES - \$875,000 – GENERAL FUND**

*To see whether the Town will vote to raise and appropriate the sum of Eight Hundred and Seventy-Five Thousand dollars **(\$875,000) for the purpose of upgrading Town roads and drainage systems.** It is intended as a two year appropriation which will lapse on December 31, 2022 or when the project is complete, whichever occurs first.*

*Estimated Tax Rate Impact: 2020--\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

**ARTICLE C: 2020 OPERATING BUDGET – AMOUNT TBD – GENERAL FUND**

*Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by the vote of the first session, for the purposes set forth therein **totaling TEXT NUMBER \$ XXXXXXXX.** Should this article be defeated the operating budget shall be **TEXT NUMBER \$ XXXXXXXX**, which is the same as last year's operating budget, with certain adjustments required by the previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.*

*Estimated Tax Rate Impact: 2020--\$X.XX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

**ARTICLE D: PUBLIC WORKS VEHICLES AND EQUIPMENT CAPITAL RESERVE FUND - \$175,000 – GENERAL FUND**

*To see if the Town will vote to raise and appropriate the sum of One Hundred Seventy-Five Thousand dollars (\$175,000) to be added to the existing Public Works Vehicles & Equipment Capital Reserve Fund, to be under the custody of the Trustees of Trust Funds. The Selectmen have been designated as agents to expend this Capital Reserve Fund.*

To see if the Town will vote to raise and appropriate the sum of **Fifty Thousand dollars (\$50,000) to be deposited in the existing Dockside Parking Lot Capital Reserve Fund**, which is under the custody of the Trustees of Trust Funds. The Selectmen have been designated as agents to expend the funds in this Capital Reserve Fund.

*Estimated Tax Rate Impact: 2020-\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

#### **ARTICLE I: CARRY BEACH PARKING LOT AND BEACH STORMWATER IMPROVEMENTS - \$450,000 – GENERAL FUND (CASH OR BOND?)**

To see whether the Town will vote to raise and appropriate the sum of **Four Hundred and Fifty Thousand Dollars (\$450,000) for the purposes of parking lot, roadside, and beachfront construction work to be completed in order to reduce stormwater impacts at Carry Beach**. This is a multi-year appropriation and is intended as a two year appropriation which will lapse December 31, 2022 or when the project is complete, whichever occurs first.

*Estimated tax rate impact: 2020-\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
3/5 Majority Vote Required*

#### **ARTICLE J: BUILDING MAINTENANCE CAPITAL RESERVE FUND - \$50,000 – GENERAL FUND**

To see if the Town will vote to raise and appropriate the sum of **Fifty Thousand Dollars (\$50,000) to be deposited in the existing Building Maintenance Capital Reserve Fund** previously established **for the purpose of making needed repairs and performing needed maintenance to the Town's building facilities**. Said fund is under the custody of the Trustee of Trust Funds. The Selectmen have been designated as agents to expend funds in this Capital Reserve Fund.

*Estimated Tax Rate Impact: 2020-\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

#### **ARTICLE K: ABENAKI SKI AREA CAPITAL RESERVE FUND - \$16,750 – GENERAL FUND**

To see if the Town will vote to raise and appropriate the sum of **Sixteen Thousand Seven Hundred Fifty dollars (\$16,750) to be added to the Abenaki Ski Area Capital Reserve Fund** previously established **for the purpose of purchasing or repairing the snowmaking equipment, the groomer, light poles and mechanical, electrical and safety equipment related to the Abenaki Ski Area**. Said fund is under the custody of the Trustee of Trust Funds. The Selectmen have been designated as agents to expend funds in this Capital Reserve Fund.

**ARTICLE O: CONSERVATION COMMISSION WHITEFACE ARTICLE – AMOUNT  
TBD – NO TAX IMPACT**

*To see if the town will vote to place a conservation easement on the **Town-owned portion of Whiteface Mountain**, TM #36-1 (see deed recorded at Book 3121, Page 974), with said easement to be held by the Lakes Region Conservation Trust.*

*Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

**ARTICLE P: 'RECREATIONAL' DOCK REPAIR - \$400,000 – GENERAL FUND/CAP  
RESERVE/GRANT**

*To see whether the Town will vote to raise and appropriate the sum of **Four Hundred Thousand Dollars (\$400,000)** and to authorize the Selectmen to transfer the balance of the Dockside Docks Capital Reserve currently estimated at One Hundred and Two Thousand dollars (\$102,000) for the purposes of replacing and upgrading finger docks A-D per the Town Docks Asset Management Study performed by Tighe & Bond Engineers. Said appropriation to be conditional upon the receipt of and offset by One Hundred and Thirty Thousand \$130,000 of grant funding from the US Fish and Wildlife Service Tier 1 Boat Infrastructure Grant (BIG). **Said funds required to be raised by taxation will be One Hundred and Seventy Thousand dollars (\$170,000).** This is a multi-year appropriation and is intended as a two year appropriation which will lapse December 31, 2022 or when the project is complete, whichever occurs first.*

*Estimated tax rate impact: 2020-\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required*

**ARTICLE Q: LIBBY MUSEUM RENOVATION AND EXPANSION - AMOUNT TBD  
(BOND) – GENERAL FUND**

*To see if the Town will vote to raise and appropriate the sum of XXXXX dollars (\$X,000,000) to be funded as follows: bond issue not to exceed XXXXX (\$X,000,000), said bond amount to be reduced by donations and pledged donations currently estimated at XXXXX dollars (\$XXXXXX) generated by the Biber Foundation and XXX Grants, for the purpose of renovating and expanding the Libby Museum building, to include both the interior and exterior of the building, parking lot and other site improvements, and to include the cost for architect services, engineering services, construction manager services and contingencies. Further, to authorize the issuance of not more than XXXXXX (\$X,000,000) of bonds or notes for this purpose in accordance with the Municipal Finance Act, RSA Chapter 33, such sum to be reduced by any federal, state, or private funds made available therefor (including the aforementioned pledged donations), and to authorize the Board of Selectmen to negotiate and issue such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose. Further, to authorize the Selectmen to accept the gift of all pledged donations currently estimated at XXXX dollars (\$X,000,000) generated*



(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required

**ARTICLE U: POLICE SPECIAL DETAIL FUND - \$59,255 – POLICE SPECIAL DETAIL FUND/GENERAL FUND**

To see if the Town will vote to raise, appropriate, and direct the sum of \$59,255 dollars to be used to fund the **purchase of a new Police Cruiser** and ancillary cruiser equipment. Said appropriation to be offset by **\$13,000 dollars of already existing capital in the Special Police Detail Revolving Fund created in 2006. Said funds required to be raised by taxation will be \$46,255 dollars.** Additionally, this warrant article also grants permission to the Wolfeboro Police Commission to dispose of an existing cruiser by sale, auction, trade, or disposal, whichever is in the best interest of the Town, and any said monies from such sale to be deposited into the Town's General Fund.

Estimated Tax Rate Impact: 2020--\$0.XXX per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Police Commission by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required

**ARTICLE V: MUNICIPAL REVALUATION CAPITAL RESERVE FUND AND ESTABLISHMENT - AMOUNT TBD – UNASSIGNED FUND BALANCE – NO TAX IMPACT**


To see if the municipality will vote to establishment of a capital reserve fund to meet our constitutional and statutory requirement that assessments are at full and true value at least as often as every fifth year. Furthermore, to raise and appropriate the sum of \$XXXX towards this purpose. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore, to authorize the Board of Selectmen as agents to expend from this Capital Reserve Fund with said funds to come from the unassigned fund balance. Revaluation will take place in 2020.

Estimated Tax Rate Impact: 2020--\$0.000 per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of X-X)  
(Recommended by the Budget Committee by a vote of X-X)  
Majority Vote Required

|       |           |
|-------|-----------|
| _____ | Selectmen |
| _____ | Of        |
| _____ | Wolfeboro |
| _____ |           |
| _____ |           |

*Town of Wolfeboro, New Hampshire*  
*Board of Selectmen*  
*December 4, 2019*

**WINTER HARBOR WATER QUALITY  
AT  
CARRY BEACH**



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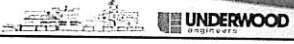
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**AGENDA**

- Introduction and Background
- Alternatives
- Conclusions
- Recommendations
- Questions



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**Introduction and Background**

- Winter Harbor and Carry Bay
- Phosphorus Sources
  - Wastewater
  - Stormwater



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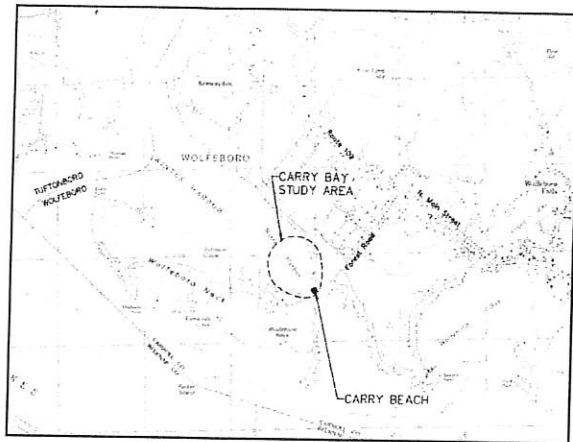
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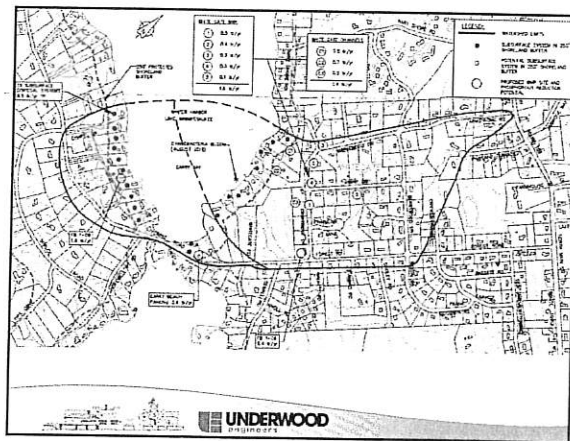
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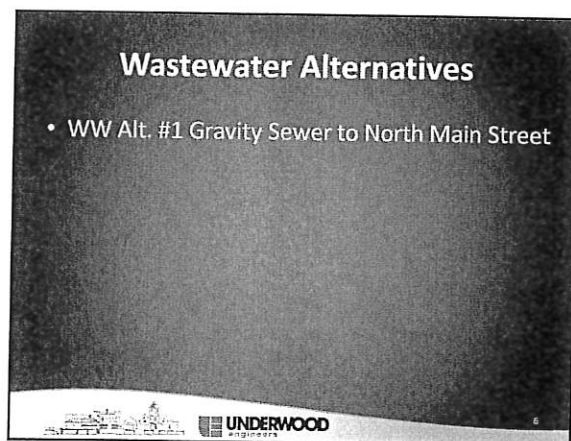
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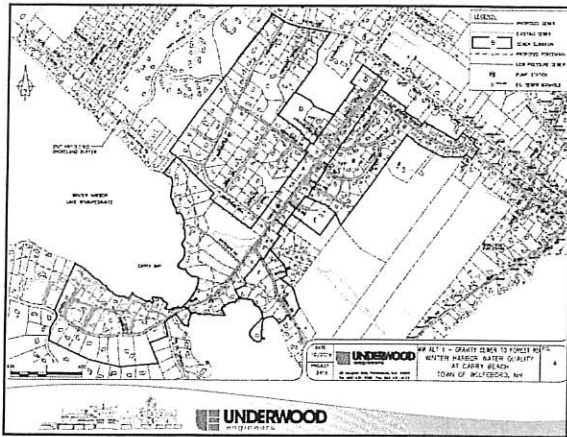
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## Wastewater Alternatives

- WW Alt. #1 Gravity Sewer to North Main Street
- WW Alt. #2 Low Pressure Sewer to Sewall Road

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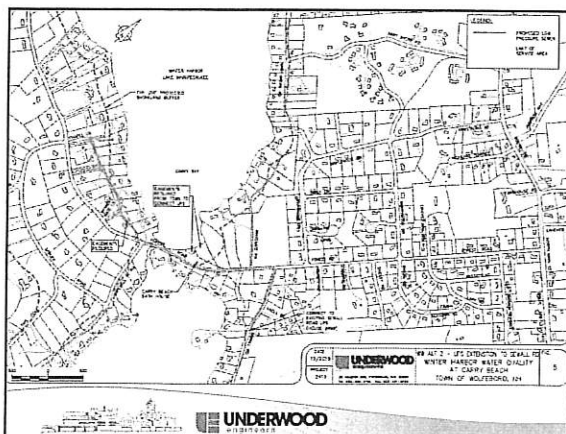
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## Wastewater Alternatives

- WW Alt. #1 Gravity Sewer to North Main Street
- WW Alt. #2 Low Pressure Sewer to Sewall Road
- WW Alt. #3 Decentralized Subsurface Disposal



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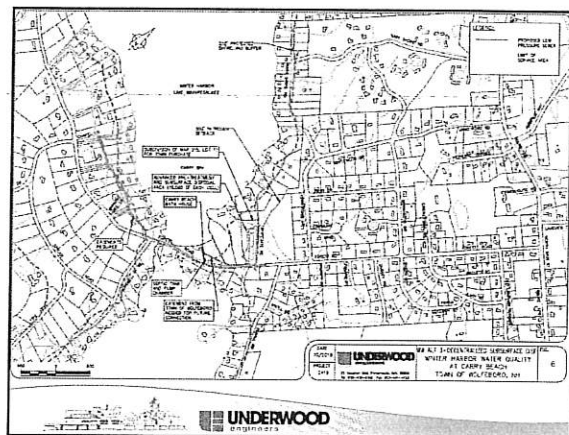
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## Wastewater Alternatives

- WW Alt. #1 Gravity Sewer to North Main Street
- WW Alt. #2 Low Pressure Sewer to Sewall Road
- WW Alt. #3 Decentralized Subsurface Disposal
- WW Alt. #4 On Site Low Tech



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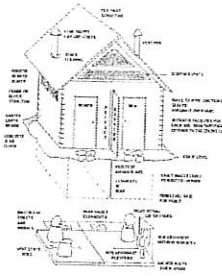
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**UNDERWOOD**  
ENGINEERS

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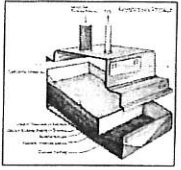
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**UNDERWOOD**  
ENGINEERS

**UNDERWOOD**  
ENGINEERS

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### Wastewater Summary

| Alternative                     | TP Removed | Cost/TP Removed |
|---------------------------------|------------|-----------------|
| 1 – Forest Road Sewer Extension | 8.5 lb/yr  | \$437,600/lb TP |
| 2 – Sewall Road Sewer Extension | 8.5 lb/yr  | \$ 90,600/lb TP |
| 3 – Decentralized Treatment     | 8.5 lb/yr  | \$401,200/lb TP |
| 4 – On Site Low Tech            | 0.45 lb/yr | \$ 33,300/lb TP |

**UNDERWOOD**  
ENGINEERS

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## Stormwater Alternatives

- Baseline Improvements
- Non-Structural BMP's
- Alternative Stormwater BMP's



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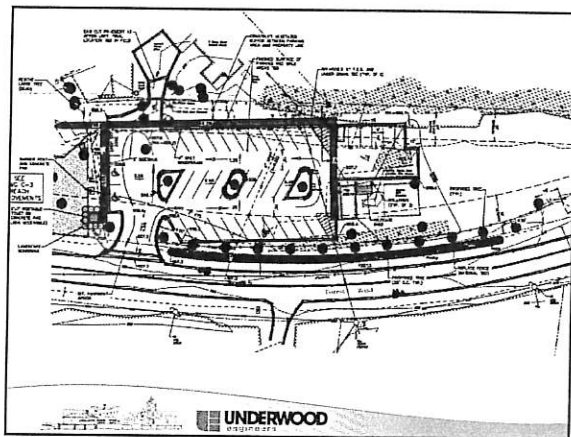
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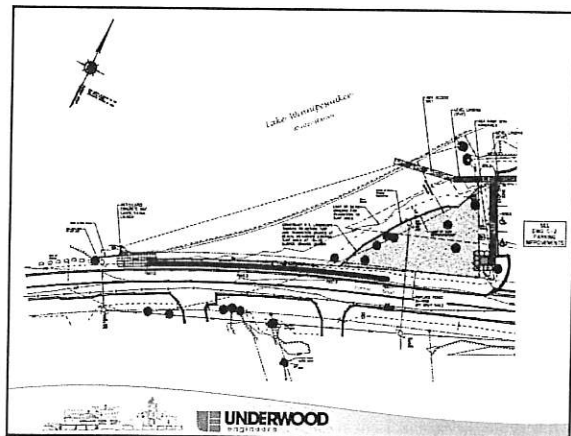
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## Stormwater Alternatives

- Baseline Improvements
- Non-Structural BMP's
- Alternative Stormwater BMP's



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### Green Grass & Clear Water

Water quality friendly lawn care and fertilizer recommendations for southern New England


According to a recent survey, it's likely that you and your neighbors believe having a lawn that is safe for the environment is very important. However, some lawn care practices can cause water quality problems. Pesticides and nutrients in grass, that excess nutrients (including nitrogen and phosphorus) found in fertilizers that run off your property can cause water bodies to trigger algal blooms that deplete water and rob it of oxygen.

Many of us enjoy the time we spend working on our lawns and are willing to try new practices as long as our lawns continue to look good. There are some easy practices for creating and maintaining a truly healthy lawn that is both attractive and safe for the environment.




### GET PUMPED! New Hampshire

Don't wait for a forum to schedule a water system proposal



### RAKE IT OR LEAVE IT

What to do with your leaves and grass clippings to protect New Hampshire Waters



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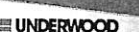
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## Stormwater Alternatives

- Baseline Improvements
- Non-Structural BMP's
- Alternative Stormwater BMP's

1. Conventional Surface w. Perimeter Treatment



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## Stormwater Alternatives

- Baseline Improvements
  - Non-Structural BMP's
  - Alternative Stormwater BMP's
1. Conventional Surface w. Perimeter Treatment
  2. Porous Pavement Surface
  3. Conventional Pavement w. Structural BMP's




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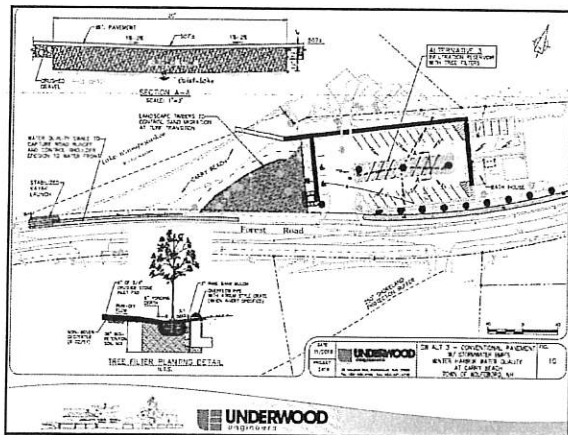
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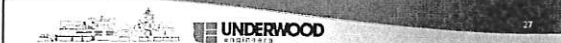
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## Stormwater Summary

| Alternative                         | TP Removed | Cost/TP Removed |
|-------------------------------------|------------|-----------------|
| Baseline Improvements – Carry Beach | 3.1 lb/yr  | \$33,900/lb TP  |
| Non-Structural BMP's                | 0.5 lb/yr  | \$ - /lb TP     |
| 1 – Pavement w. Perimeter Treatment | 3.4 lb/yr  | \$38,200/lb TP  |
| 2 – Porous Pavement                 | 3.4 lb/yr  | \$38,200/lb TP  |
| 3 – Pavement w. Structural BMP's    | 3.4 lb/yr  | \$47,100/lb TP  |




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## Stormwater Summary

|   |                      |
|---|----------------------|
| Whitegate BMP Report (UE 2019 Supplement) | 3.3 lb TP/yr         |
| Winter Harbor WMP (FB Environmental 2020) | 10.2 lb TP/yr        |
| Carry Beach Site (this report)            | 3.1 - 3.4 lb TP/yr   |
| Non Structural BMP's (this report)        | 0.5 lb TP/yr         |
| <b>Total</b>                              | <b>17.4 lb TP/yr</b> |




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## CONCLUSIONS

- Two primary sources of phosphorous that can be reasonably managed by the Town:
  - 19 subsurface systems at an estimated 8.5 lbs/yr TP
  - Watershed sediment and runoff at 17.4 lb/yr TP
- The total potential phosphorous load reduction to Carry Bay Study Area is 25.9 lb/yr




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## RECOMMENDATIONS

### SHORT TERM

- Improvements at Carry Beach
- BMP's at Whitegate
- Zoning Changes
- Beach Maintenance Operations
- Public Outreach
- Protocols for Failed Subsurface Systems
- Review WMP by FB Environmental




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**RECOMMENDATIONS**

**LONG TERM**

- Pursue practical low cost BMP's
- Implement Lake Monitoring
- Increase Public Outreach
- CIP Budget and Funding for Long Term Needs



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**Questions**



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### 1.5. Summary of Recommendations

The following key recommendations are provided based on the findings of this evaluation:

- The Town should plan to implement the following wastewater and stormwater improvements

|                                   |   |
|-----------------------------------|---|
| Carry Beach Baseline Improvements | \$365,000 for 3.1 lbs/yr \$33,900/lb TP           |
| Carry Beach Portable Toilets      | \$ 15,000 for 0.45 lbs/yr (\$33,300/lb TP)        |
| White Gate BMP's #1 and #2        | \$ 45,000 for 0.9 lbs/yr (\$50,000/lb TP)         |
| Forest Road BMP                   | \$ 50,000 for 8.4 lbs/yr (\$6,000/lb TP)          |
| <b>TOTAL</b>                      | <b>\$475,000 for 12.9 lbs/yr (\$36,800/lb TP)</b> |

- Evaluate and pursue other practical low cost TP reductions based on the UE Whitegate and FB Environmental WMP (2020 completion)
- Begin CIP planning for sewer extension to Sewall (Alt 2) or N. Main Street (Alt 1) to remove remaining 18 subsurface disposal systems (8 lb TP/yr) as low cost TP reduction opportunities become exhausted

See Section 6.0 on pages 32 and 33 for the complete list of recommendations.