

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Approved  
November 6, 2019

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

**Staff present:** Town Manager Jim Pineo, Planning Director Matt Sullivan, Police Captain Mark Livie and Recording Secretary Michele Chamberlain

Chairman Senecal opened the meeting at 6:30 PM.

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

Ms. Murray stated a non-public session is needed to discuss personnel.

Mr. Pineo stated litigation as well.

**Consideration of Minutes**

Chairman Senecal asked for approval from the Board of the October 15, 2019 Budget Meeting Minutes.

**It was moved by Linda Murray and seconded by Dave Bowers to accept the minutes of October 15, 2019 as written. Paul O'Brien abstained. Members voted and being none opposed, the motion passed.**

Chairman Senecal asked for approval from the Board of the October 16, 2019 Regular Meeting Minutes.

**It was moved by Brad Harriman and seconded by Linda Murray to accept the minutes of October 16, 2019 as written. Paul O'Brien abstained. Members voted and being none opposed, the motion passed.**

Chairman Senecal asked for approval from the Board of the October 23, 2019 Budget Meeting Minutes.

**It was moved by Dave Bowers and seconded by Linda Murray to accept the minutes of October 23, 2019 as amended. Members voted and being none opposed, the motion passed.**

Chairman Senecal asked for approval from the Board of the October 24, 2019 Budget Meeting Minutes.

**It was moved by Brad Harriman and seconded by Paul O'Brien to accept the minutes of October 24, 2019 as amended. Members voted and being none opposed, the motion passed.**

## **Public Hearings**

### **A. Temporary Event Permit**

**i. Cate Park Band to host annual Community Band Concerts at the Community Bandstand in Cate Park on the following dates: June 24, July 1, July 4, July 8, July 15, July 22, July 29, August 5, August 12, August 19, August 26, 2020 from 6:30 to 9:30 PM. Permit #1955**

Chairman Senecal opened the public hearing.

Judy Paschal, Representative of the Cate Park Band, addressed the Board. She stated Cate Park Band is Wolfeboro's Band. We are all volunteers of all ages and we share a passion for music. We get together on Wednesday nights in the summer to provide entertainment for all ages.

Ms. Murray stated the insurance certificate runs out in July 2020 so please send us an updated one.

Mr. O'Brien thanked Ms. Paschal for her service. This is an unbelievable fun and it is for all ages. It is great to see little kids dancing to the music. It is a reason his family likes to come to Wolfeboro to visit. It is awesome! Thank You!

Chairman Senecal closed the public hearing.

**It was moved by Paul O'Brien and seconded by Dave Bowers to grant a Temporary Event Permit to Cate Park Band to host annual Community Band Concerts at the Community Bandstand in Cate Park on the following dates: June 24, July 1, July 4, July 8, July 15, July 22, July 29, August 5, August 12, August 19, August 26, 2020 from 6:30 to 9:30 PM with the condition a new insurance certificate is provided. Members voted and being none opposed, the motion passed.**

**ii. Friends of the Wolfeboro Community Bandstand to host annual Outdoor Concerts at the Community Bandstand in Cate Park on the following dates: July 11, July 18, July 25, August 1, August 8, August 15, August 22, August 29, and September 5, 2020 from 6:30 to 9:30 PM. Permit #1956**

Chairman Senecal opened the public hearing.

Judy Paschal, Board Member of the Friends of the Wolfeboro Community Bandstand, addressed the Board. She stated we provide free summer concerts on Saturday nights beginning in July and ending on the Saturday of Labor Day Weekend. This will be our 26<sup>th</sup> season.

Ms. Murray stated the insurance certificate runs out in July 2020 so please send us an updated one.

Mr. O'Brien stated this is fantastic as well.

Chairman Senecal closed the public hearing.

**It was moved by Brad Harriman and seconded by Paul O'Brien to grant a Temporary Event Permit to Friends of the Wolfeboro Community Bandstand to host annual Outdoor Concerts at the Community Bandstand in Cate Park on the following dates: July 11, July 18, July 25, August 1, August 8, August 15, August 22, August 29, and September 5, 2020 from 6:30 to 9:30 PM. Members voted and being none opposed, the motion passed.**

#### **B. Acceptance of Unanticipated Funds**

**i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, November 6<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), relative to a donation for catch basin work, retaining wall work, paver system work, roof gutter w/ rain barrel system installation, and granite curbing to enhance the project scope of the Phase III, 319 Crescent Lake/Wentworth Watershed Management Plan Implementation Grant, initially authorized by the Selectmen on January 3<sup>rd</sup>, 2018. The total gift amount is \$19,185.**

Chairman Senecal opened the public hearing.

Matt Sullivan, Planning Director, addressed the Board. He stated during the development of the larger stormwater "BMP" for Camp Bernadette the Town's consulting engineer identified additional design elements that would enhance the treatment of the stormwater, particularly related to that coming off of the Camp's Dining Hall building. These elements were not included within the initial scope of the grant application. Camp Bernadette has graciously offered funding (\$19,185.00) to support these additional improvements, hence the request before the Board. The funding is dedicated to catch basin work, retaining wall work, paver system work, roof gutter with rain barrel system installation, and granite curbing to enhance the project scope for Camp Bernadette as part of the Phase III, 319 Crescent Lake/Wentworth Watershed Management Plan Implementation Grant.

Ms. Murray stated the plan is hard to read. It is too small.

Mr. Sullivan stated he could provide the Board with a better copy.

It was moved by Linda Murray and seconded by Dave Bowers to accept the unanticipated funds an amount greater than \$10,000 in accordance with RSA 31:95-b III (a), relative to a donation for catch basin work, retaining wall work, paver system work, roof gutter w/ rain barrel system installation, and granite curbing to enhance the project scope of the Phase III, 319 Crescent Lake/Wentworth Watershed Management Plan Implementation Grant, initially authorized by the Selectmen on January 3<sup>rd</sup>, 2018. The total gift amount is \$19,185. Members voted and being none opposed, the motion passed.

Mr. Sullivan stated the work is underway and hopefully the BMP work will be done this year.

### **Bulk Vote**

#### **A. Weekly Manifests**

- i. October 18, 2019
- ii. October 25, 2019
- iii. November 1, 2019

#### **B. Intent to Cut**

- i. Trotting Track Rd Tax Map 147 Lot 3

#### **C. Yield Tax Levy**

- i. 88 North Line Rd Tax Map 24-5 \$521.92
- ii. 390 Pine Hill Rd Tax Map 144-6 \$409.26

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

- i. 223 North Line Rd Tax Map 99-2
- ii. 14 Bryant Rd Tax Map 167-14

#### **E. Raffle Permit-Wolfeboro Lions Club Annual Turkey Trot raffle**

#### **F. Tax Warrant-Info coming**

It was moved by Linda Murray and seconded by Brad Harriman to accept the Bulk Vote items A-F. Members voted and being none opposed, the motion passed.

Mr. Pineo stated the estimated tax rate for 2019 was \$15.84 which was up from \$15.80. The tax rate for the municipal portion is \$6.09. This is an 11 cent increase from 2018. It is a significant reduction to the proposed tax rate. (See Attached Memo-2019 Tax Rate)

Ms. Murray questioned the whole tax rate.

Mr. Pineo stated the municipal tax rate is \$6.09, the county tax rate is \$1.27, the local education tax rate is \$6.24 and the state education tax rate is \$2.24. The total tax rate for 2019 is \$15.84. The total tax rate for 2018 was \$15.80 so we are up by 4 cents.

Chairman Senecal stated that is good news.

### **New Business**

#### **A. FLL Team #18580 Electric Llamas of the Girl Scouts of NH**

The Girl Scouts presented their project they are submitting for a competition where they needed to pick a community building and repurpose its use and they have done the Power Plant/Community Center. They have met with Town staff; Dave Ford, Barry Muccio, Christine Collins as well as visited the Wolfeboro Senior Ctr. etc. They have put some great time and effort in the project and thought they should share it with you all.

Avalyn Lambert, Girl Scout Representative, addressed the Board. She stated we are the First Lego League Team #18580, the Electric Llamas, sponsored by The Girl Scouts of the Green and White Mountains. We are located in Wolfeboro and this is our 5<sup>th</sup> season. We are competing in the FLL 2019 Season: City Shaper. We have worked very hard for the past 12 weeks on a project that we feel would be most beneficial to our Town. We have talked with many professional, residents, and conducted surveys with town residents, and feel we have a great beginning plan to develop an existing town building. Ms. Lambert introduced the other members as follows: Adrianna Noel, Amelia Bickford, Evelyn Hafner and Miriam Lambert. The girls took turns reading the following memo to the Board: (See attachment)

Mr. O'Brien congratulated the girls on putting out the survey. He questioned how all the pieces were put together. He graded them with an A+.

Ms. Bickford stated we knew what we would want and we had ideas from members of the Senior Center, kids and middle aged people. We wanted to have all ages involved.

Ms. Lambert stated we knew what we wanted to do. We meet with everyone that we wanted to help us figure out our plan. We listened to suggestions and put it in our plan.

Ms. Murray questioned the length of the project. 1 year? 6 months? 2 years?

Ms. Noel stated we started in August.

Mr. O'Brien stated WOW! They did a lot of research and built a model in that short of time. There were architects and engineers that gave them some free information and they came up with a budget. They decided they would rather be over budget then under budget so they estimated a little high. We have a lot to learn from you. Thank You!

Ms. Noel stated so many people in the Community came to us and asked us if they could join a committee to help. How can we start fundraising?

Chairman Senecal questioned if there was adult supervisor on the project.

Ms. Noel stated yes.

Ms. Lambert stated our coach, Briar Lambert.

Ms. Noel stated Delina Bickford helped as well.

Mr. O'Brien questioned how the Board could keep in touch with them.

Ms. Lambert stated email.

Mr. O'Brien stated we need a point of contact. This is awesome! There will be a lot of people that would be interested in seeing this project.

Chairman Senecal suggested showing the project to other clubs and organizations such as the Planning Board. This is just the beginning! He congratulated the girls on a job well done.

Ms. Murray stated well done.

The Board applauded.

Chairman Senecal asked if the girls had any questions for the Board.

Ms. Lambert questioned what should we do to get this process going.

Chairman Senecal suggested talking to the different organizations. He stated the newspaper will probably help because a lot of people read the newspaper. Mr. Sullivan will help. He suggested being the information on the Planning Board website as well.

Ms. Murray suggested presented the project to the CIP Committee next year. Then the project might get on the CIP Plan.

Chairman Senecal stated CIP stands for Capital Improvement Projects.

Mr. Bowers suggested putting it on the warrant next year.

Chairman Senecal stated he was not sure what they could do for funding this year. They are asking for \$25,000.00 for a feasibility study. We might not have time to do it.

Mr. Bowers suggested talking to the Planning Board.

Chairman Senecal stated the budget season is done so he was not sure what could be done this year. He suggested talking to Mr. Sullivan about a warrant article.

Ms. Murray stated they could do a petition warrant article then it would have to go on the warrant.

Mr. O'Brien stated it was good that Ms. Lambert asked the question about how to get the process moving. We need to help figure out if this project is doable. People are going to want to know more about this project. He stated they should keep working on the project. It is very creative. It is awesome!

Mr. Harriman stated we are on live television tonight. This is an awesome project.

### **C. American Legion Post 18- Building upgrades**

Paul Vivian, Representative of the American Legion, addressed the Board. He presented the following plan to renovate the American Legion: (See attachment)

The Board thanked Mr. Vivian.

Mr. Vivian mentioned that Suicide Prevention Awareness is later this month.

Ms. Murray held up the poster for the public to see.

### **D. Capital Reserve Funds Transfer Libby Museum**

Mr. Pineo stated there was a big opening for the Shoreline Repair at the Libby launch. The appropriation was for \$20,000.00. We received one bid for \$29,225.00. We need to make a decision if the project should move forward. We could use the Betty Schroth Revocable Trust to complete the work without an impact to the taxpayers or we could rebid the project. Below is a breakout of expenses and/or encumbered funds associated with the Schroth account.

Feasibility Study	\$40,000.00
<b>Floor Stabilization</b>	<b>\$5,000.00</b>
<b>Tree Removal</b>	<b>\$11,000.00</b>
<b><u>Shoreline Repair</u></b>	<b><u>\$9,225.00</u></b>
	<b>\$65,225.00</b>

Mr. Pineo questioned if the Board would authorize \$9,225.00 to be used from this Trust and the remaining balance would be \$53,238.01.

Chairman Senecal stated this has been going on for a long time and the Shoreline needs to be done. He agreed the money should be used from the Betty Schroth.

Ms. Murray agreed. It is a safety issue. The money is there and it is something that needs to be down.

**It was moved by Dave Bowers and seconded by Brad Harriman to expend the funds. Members voted and being none opposed, the motion passed.**



Mr. Pineo stated we need a motion for the Tree Removal as well because last week we did not have the total figure.

**It was moved by Linda Murray and seconded by Paul O'Brien to spend \$11,000.00 for Tree Removal and \$9,225.00 for the Shoreline Repair to come out of the Betty Scroth Trust. Members voted and being none opposed, the motion passed.**

Mr. Harriman questioned when the \$50,000.00 is reimbursed for the Feasibility Study where will the money go. Will it go the General Fund? Libby Museum?

Mr. Pineo stated that is a legal question. We need to ask Mark Puffer in coordination with the Finance Director to know where we can place those funds.

Mr. O'Brien thought it should go to the fund that was restricted for that purpose.

Mr. Pineo stated these funds were pledged to help with the Feasibility Study.

Mr. O'Brien stated it needs to be parked in a Libby Museum Fund.

Ms. Murray stated the Feasibility Study is costing more than the \$75,000.00.

Mr. Pineo stated this \$40,000.00 was the warrant article for 2019.

Ms. Murray stated correct the one from the year before was \$50,000.00 from the Foundation and \$25,000.00 from the taxpayers. This is another \$40,000.00 for the Feasibility Study. We are talking about more.

Mr. O'Brien stated we need a spreadsheet to show where the money is going.

Mr. Pineo stated we will get that information.

#### **E. Town Manager exemption from NH Retirement System**

Mr. Pineo stated this pertains to his employment contract. The original date was November 17<sup>th</sup> but NH Retirement starts on the first of the month so the effective date is December 1, 2019.

**It was moved by Dave Senecal and seconded by Paul O'Brien, pursuant to RSA 100-A:22, to vote to exempt James Pineo, Town Manager, from compulsory membership in the New Hampshire Retirement System effective December 1, 2019. Members voted and being none opposed, the motion passed.**

#### **Other Business**

Mr. O'Brien stated about a year ago we were driving around mapping cell data which was shared a few months ago. Since then the legislature has passed some statues giving towns the ability to



ask wireless companies to provide maps for where they provide coverage specifically for 25 Mbps and below 25 Mbps. There are a number of towns that are substantially unserved by telecommunication services. In order to seek funds from the FCC or the United States Agriculture there needs to be a case built that communities are unserved. The way we do this is by asking the cable company and telephone company to show where our wires are located and their capacity. It is a mapping exercise and no individual names will be shared. The Carroll County Broadband Committee has asked that we all participate. There is a grant for the county for \$250,000.00 to do a feasibility study. The Committee has asked the Town of Wolfeboro to send a letter to Atlantic Broadband and Consolidated Communications. He recommended that the letter/memo be signed by the Town Manager.

Ms. Murray and Mr. Harriman stated it sounds like a good idea.

**It was moved by Dave Bowers and seconded by Linda Murray to approve sending a letter to Atlantic Broadband and Consolidated Communications. Members voted and being none opposed, the motion passed.**

Mr. O'Brien stated we need to look at our cable company because we are not getting a good deal. They are not bad people but their system breaks a lot. This is not acceptable.

### **Committee Reports**

Linda Murray attended two meeting with Last Night in Wolfeboro. We have all the entertainment set and we are now working on our advertisement. We are trying to cover all the venues with volunteers. She asked if anyone was interested in volunteering to contact her. She attended a meeting with the Town Manager and Victor Drouin, Representative of the Friends of Pop Whalen, to discuss the Enterprise Fund to see if there are ways to lessen some of the expenses. She has attended all the Budget Meetings.

Dave Bowers attended a Library Trustees Meeting. The library is coming along nicely. The space is really big. Cindy Scott is doing everything. He has attended all the Budget Meetings and he has been helping people with historical projects.

Chairman Senecal stated we have had Budget Meetings twice a week for the last month. They have been very productive.

Brad Harriman attended a Friends of Libby Committee Meeting and the Budget Meetings.

Paul O'Brien attended Cyanobacteria Meetings, Budget Meetings and a Police Commission Meeting. He has been doing some personal resource on the Libby Museum. He thanked Ms. Murray for her hard work on Last Night in Wolfeboro. It is already on social media and everyone is sharing it. It is really awesome. The budget is terribly small but it is awesome for the kids.

Ms. Murray stated we are expanded this year. We have a lot more musical events.

## **Town Manager's Report**

Mr. Pineo stated the following:

The tax rate is good news.

Our Halloween event was a huge success.

He has attended all the Budget Meetings. He stated there is a small problem with respect to timing. The budget is supposed to go to the Budget Committee on the 12<sup>th</sup> next Tuesday. Monday is a holiday. The health care rate was supposed to be given to us by November 5<sup>th</sup> but it will not be available until November 12<sup>th</sup>. We have projected a 10% increase but we are not sure the exact amount. He read the summary fund totals of the general fund and enterprise fund budgets.

Ms. Murray stated we should pass along the information to the Budget Committee so they can get working on it. We can tell them the information that we are short on and provide it as soon as we get the figures. We did our work.

Mr. O'Brien stated tomorrow night we will be meeting with the Budget Committee. We can share this information then.

Mr. Pineo stated we will not be giving the Budget Committee their completed books because of the missing healthcare information. We will provide the information for the first two meetings in manila envelopes. We will finish the books as soon as we can.

Mr. Bowers stated we have spent a lot of time on budgets.

Mr. O'Brien stated if we withdraw the assessing figure from the budget we are probably only up 1 or 2 percent in the General Fund. He agreed with Ms. Murray that it should be passed along to the Budget Committee.

Mr. Pineo thanked the Board for their support and patience. It sometimes has been a challenging process but overall it has been a positive learning experience for the corner office.

## **Questions from the Press**

None

## **Public Input**

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

Anthony Quinn, Resident of Winnepesaukee Drive of Wolfeboro, addressed the Board. He stated B & H declared bankruptcy in August of 2017. In January of 2018 he submitted a petition to lay out Winnepesaukee Drive. It was brought before the Board on February 7<sup>th</sup>. He received a letter from Mr. Owen on February 8<sup>th</sup> that the Town Attorney was concerned about the legal

action between the bankruptcy court and the petition. He assumed once the bankruptcy was resolved that he would hear from the Town. The bankruptcy court closed on November 27, 2018. He has been waiting for almost a year to hear from the Town of Wolfeboro. It was drafted by himself and a lawyer. There are some legal issues that need to be addressed. He would like to know their plans. The condition of the road is damaging his vehicles. It was proven that the road was not built up to Town standards.

Chairman Senecal stated they would check into it. He could not remember the status of it right now but they would look into it.

Joseph Haas, Resident of Gilmanton, addressed the Board. He is contesting the school tax rate. He questioned when they received the tax rate from the DRA. There are ten days to contest the tax rates. The Town of Ossipee wrote a letter to NHDRA asking them to set a tax rate of zero dollars for the school rate. It is supposed to be paid for at the State level. He suggested the business tax be raised to offset it. It would provide the money for the schools. It would be nice if the Town of Wolfeboro followed through with this because the Town of Ossipee rescinded. Mr. Haas asked the Board of Selectmen to contest the school tax.

**It was moved by Linda Murray and seconded by Paul O'Brien to enter into non-public session under RSA 91-A: 3 II personnel and litigation. 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 9:18 PM.

**Dave Bowers moved the Wolfeboro Board of Selectmen to seal the minutes of the October 30, 2019 non-public meeting. Dave 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 Dave Senecal and seconded by Brad Harriman to adjourn at 9:19 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain



American Legion  
Harriman-Hale Post 18  
142 Center Street  
Wolfeboro, New Hampshire 03894

7 November 2019

### *Press Release*

Over the course of the last six years, more than 45,000 veterans and active duty service members have killed themselves. That is more than 20 deaths a day – in other words, more suicides each year than the total American military deaths in Afghanistan and Iraq.

In 2016, according to the House Committee on Oversight and Reform, veterans were one and a half times more likely to kill themselves than people who have not served in the military. Among those aged 18 to 34, the rate of suicides went up nearly 80% from 2005 to 2016. The risk nearly doubles in the first year a veteran leaves active duty.

In view of these alarming statistics Harriman-Hale Post 18 (Wolfeboro) of the American Legion is teaming with the Veterans Administration to sponsor a public lecture on "Suicide Prevention". Open to the public, this free talk will be held on Tuesday, 26 November 2019 at 6:30 p.m. (18:30) at The Great Hall in the Wolfeboro Town Hall (84 South Main Street), Wolfeboro, New Hampshire 03894.

American Legion

Wolfeboro, NH 03090

Wolfeboro, NH

Wolfeboro, NH

is sponsoring a Public Talk on

Suicide

Prevention

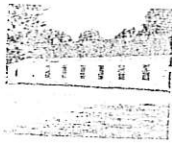
Date: Tuesday, 26 November 2019

When: 6:30 p.m. (18:30)

Where: The Great Hall, Wolfeboro  
Town Hall, 64 South Main Street,  
Wolfeboro, New Hampshire

Free and Open to the Public

## Brief to Wolfeboro Selectmen



American Legion Hall

Post 123

Resolving to take to the Government

## Brief to Wolfeboro Selectmen

Wolfeboro

- History of Wolfeboro Hall
- T. Hall
- American Legion
- Wolfeboro Hall (Wolfeboro Hall) - Post 123

## Brief to Wolfeboro Selectmen

History

- Built in 1890 as Wolfeboro Public School - Teachers: Edna Parker & Alice Gilman
- Founded in 1914 Among First in New Hampshire and Honored in the Grand Army of the Republic
- Moved to Current Location in 1928
- Sponsored Legion Baseball for area town
- Supported Community Activities
- Listed in the New Hampshire Registry of Historic Buildings in 2018

## Brief to Wolfeboro Selectmen

The Problem

The 100 year old American Legion Hall located at 140 Center Street Wolfeboro, New Hampshire is a historic building and has long been used solely for public gatherings



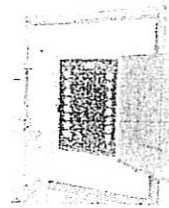


## Brief to Wolfboro Selectmen

### The Current Situation

- Long in Market Place, Wolfboro, New Hampshire
- Located in the center of town
- Located in the center of town
- Located in the center of town

## Brief to Wolfboro Selectmen



Wolfboro, NH



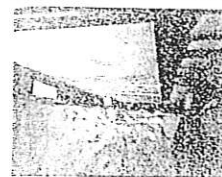
Wolfboro, NH

## Brief to Wolfboro Selectmen

### The Problem - The Solution

- Located in the center of town
- Located in the center of town
- Located in the center of town
- Located in the center of town
- Located in the center of town

## Brief to Wolfboro Selectmen



### Information Brief

The following information is provided for your information.

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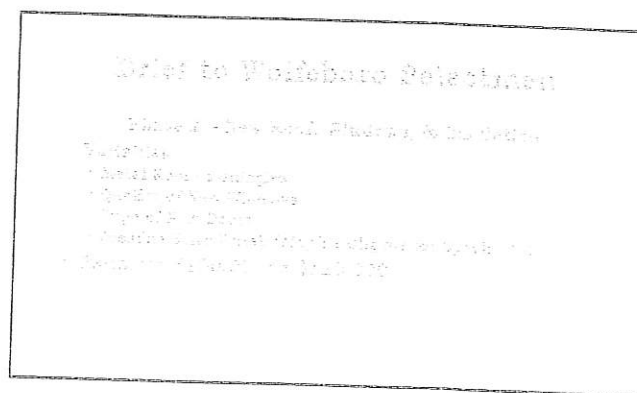
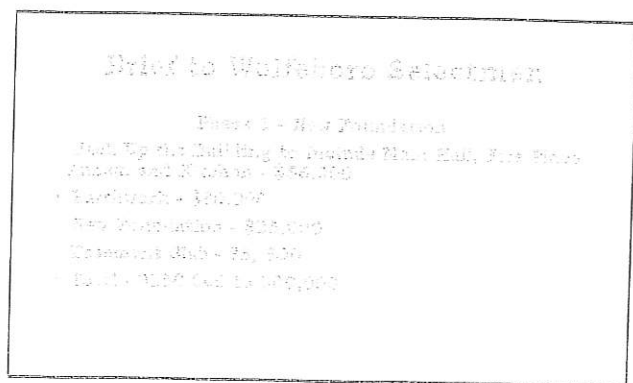
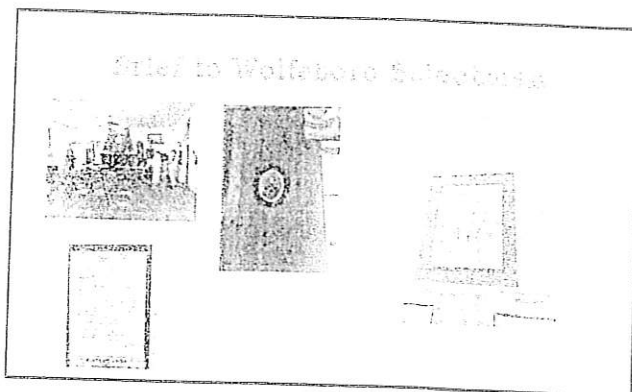
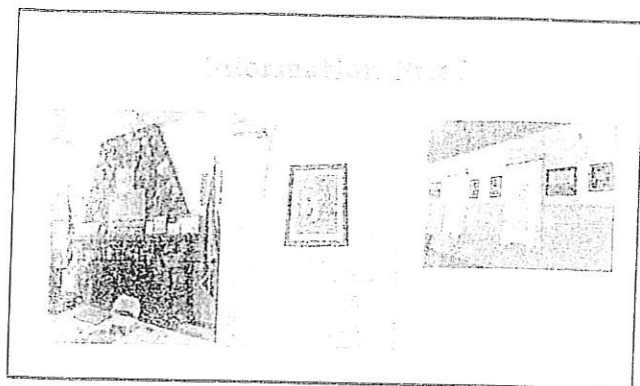
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### Information Brief



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### Brief to Wolfboro Selectmen

## Why Should We Support Renovation of the American Legion Hall?

- An American Legion Hall For Another 100 Years
- An Inspiring Meeting Venue for the Greater Multicultural Community
- A Site of House People Following a Typhoid Emergency Disaster
- A Living Museum on the Contribution of Wallace Phillips to the Nation, State and Community

### Brief to Wolfenbore Selectmen

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

- Paul H. Victor, P.O. Box 134, Wolfboro, NH 03894  
(603) 796-1004 or paulh@fast.com
- Tom Southern, 1 Storytelling Feet South, South of  
NH 03894 (603) 444-1317 or tsouthern@fast.com

Good Evening, Thank you for letting us present our idea to you tonight.

We are The Electric Llamas, a girl scout robotics team from Wolfeboro.

This is Adrianna,

This is Amelia,

This is Evelyn

This is Miriam

And I am Avalyn.

We compete in the First Lego League, a world wide program. This is our 5th year and we are very excited . Every year, our team competes in a regional event. To compete, our team must build and program a robot to complete certain tasks and we must complete a project. This year the project is to look around our community and find a building or space that is underused, abandoned, or in need of a new use and create a plan for its potential utilization. We would like to thank all the professionals who have given us their time and the town employees who have encouraged us and helped us learn.

To start the project process we set up a meeting with our town to get an idea of what they thought we could consider. We met with Dave Ford and he helped us learn more about our town and he gave us some ideas and possible projects to think about. We then looked around our community to find a building or space we felt we could learn more about.

Through all of our searching, we came up with four buildings that we felt were underused or in need of updating. These buildings were the ice rink, community center, old citizens bank, and the electrical building. We chose to consider these buildings because we felt they shared similar aspects of misuse of space, under maintenance, or are derelict. Dave suggested we look into working with the old generator building which we ultimately chose. This was because it had a lot of space, it is a great location, and it has a great history for our town. It is not currently being used for the communities benefit, meaning renovations wouldn't hinder the community, and because it wasn't on the verge of crumbling, plus there is already a cost to upkeep the building so let's put it to use!. We would love to have this building to generate money to cover the costs of its operation instead of just costing the town money and not producing anything.

Once we had chosen a building, we next thought about what we could use it for. In our conversation with Dave he pointed us in a few directions. After our meeting, we then met with Christine, the director of parks and rec to get her take on what our community was missing. We had first thought that we could build new parks and rec offices. After our meeting we understood that Parks and Rec are happy with their location and although they could use new offices we wanted to help our community as a whole. We realized the community was missing a nice, usable community center with a commercial kitchen. Along with a permanent location for a senior center, a place for parks and rec children to relocate in case of rain, and a year long location for community based events.

Currently the electrical building is used for the town office's storage. The last time it was occupied for town use was when it was used to generate backup electricity for the town before it closed back in 2008, but has been vacant since then.

To help understand what our town members wanted we created a survey. We spend a day in late August, conducting surveys downtown. We asked store employees and people on the sidewalk. We got a few summer residents, visitors and a lot of year-round residents. We were able to collect approximately 50 surveys. Then we put our survey on Facebook in a Wolfeboro Town page. We also had lunch with the seniors to talk to them about our idea and to have them take the survey. To date we have 122 responses.

Our survey asked...

1. Do you know where the community center is?  
81% do know where the community center is.
2. Did you know you could rent the community center?  
Only 58% knew that they could rent the center.
3. Would you rent the community center as it is now?  
83% said NO!!!
4. Would you be in favor of preserving the generator building for town use?  
90% overwhelming in favor of preservation for town use!

We then asked about what our town has and is or missing.

5. Does the town have a commercial kitchen?  
94% said NO
6. Are you aware that we have a town funded Senior center without a permanent space?  
74% said NO they did not know that we had a senior center

Lastly we presented our idea of converting the generator building into a community center and asked them to rate our proposal on a scale of 1-5, with 5 being the highest.

- 1- Extremely bad was 1.6% or 2 people
- 2 - NOT good was 0
- 3- Neutral was 7.5% or 9 people
- 4-Good was 20.7% or 25 people
- 5- Extremely Good was 70% or 85 people.

After analyzing the results we noticed a few things: That residents know about the community center but would not rent it. Residents overwhelmingly were in favor of preserving the generator building for town use. We asked our survey takers what they felt our town was missing and the largest theme was a large open multipurpose year round room with a space for community events and young people. Also we heard from some fire fighters who would like to use the old community center as a training exercise when we demolish it. Which would be ironic because it was once the fire department, plus it helps reduce demolition costs.

Using the survey responses we updated our plan keeping in mind all the possible uses we could fit in to our space. We propose converting the old electrical generator building, the beautiful brick building located on Lehner Street into a new community center with a with a 3 room structure.

- The first room would be the front hall. It would be a large room with 2400 square feet with ADA compliant restrooms and would be located right off the street. Complete with handicap parking.
- The second room would be a smaller room off the back of the hall. We would add this level on top of the existing back building. It would be a 1100 square foot game rec room with a TV and game tables. This would have access to the front room bathrooms.
- The third room would be a 1200 square foot commercial kitchen. It is located beneath the game room in the existing back building, on a lower floor. It would include a restroom and a pantry, and plenty of open space and table space for classes and food prep.
- We would also include a rooftop garden with an outdoor classroom.

We have included an elevator so that we are ADA compliant, it would have access to all floors and the roof. Our plan would be a permanent location for the senior center, It includes projection screen for town movie nights in the winter, a rock wall for town use and in the summer an alternative space for parks and rec. With solar panels to help cut costs. The center would be available for public rent and community meetings and hopefully be a permanent site for a winter farmers market and perhaps a monthly artisans market. We would use many historical photos and tools to decorate the building. We would demolish the current community center for more public parking and create a stairwell from the municipal parking on the bridge falls path for safe travel for parks and rec children as well as overflow parking on community nights.

Throughout the process, we have met with many professionals who have helped us form our proposal and our budget.

- We met with Lindsey Nelson from the Clean Energy Collective. She is the Senior Manager in charge of Project development. She explained how solar panels work and helped us form our plan. She explained that this could help us cut our energy cost by at least 60% depending on the building usage. And we can expect to recoup our initial cost in 8-10 years.
- We have worked with Barry Muccio, Director of Operations for the Electric Department. He was able to give us a tour of the inside of the building. We now that there is an issue with an oil leak and we have included that issue in our budget.
- We also met with Heather Bos From All Ways Accessible an elevator company., she helped us find the specific elevator that meets our needs. We found we needed to include an addition room next to the elevator shaft that we included in our design.



- Throughout this process we have relied on Kurt Clason from K.A. Clason Fine Woodworking and Remodeling to help us understand a renovation project. He lent us access to his architecture program, Chief Architect, with such access, we created a digital model of the building.
- We spoke with Amy Capone-Muccio, Director/President of the senior center. She explained how the center is funded and the different obstacles they face as an organization without a home. She also explained the different activities the seniors participate in and the things they would love to be able to do.
- We corresponded with Eldorado Climbing, a rock wall company, they helped to give us prices for the different aspects of the rock wall.
- We have met with Liz Venus, a local Architect who is currently involved in the Silva Dentistry Remodel located next to the current community center. She helped explain the process for a Feasibility Report and how a building goes from an idea to a finished project.
- We also consulted with Peter Lambert from Thermopride. A manufacturer of furnaces. He quoted us a price for a new system.
- Finally we visited a Community Center in Meredith because we thought it would be important to visit a building like the one we want to create. We met with Vint Choiniere, Meredith Parks and Rec Director, who was one of the collaborators in planning the Meredith Community Center. We learned about his process and the pros and cons of a project like we want to create. He gave us some great ideas and we updated our project with it. We also wanted to talk to him about his community center rock wall and to see how that is working for them.

To help us visualize this project I was able to use the program Chief Architect with the instruction of Kurt. I first created the building as it is now. Then I took that building and modified it to show how we wanted to change the building. I added all the improvements and upgrades as we continued to talk about what our community needed. To maximize the large open hall we chose to add the bathroom into the back structure to give us a large 2400 square foot room.

The people who would benefit most from this plan are the seniors, children, and overall, every community members. It would create a space for community events all through the year but also a large space to rent out to community members. The ability to have a multipurpose room for rent that could be used for weddings, birthdays, family reunion and endless more possibilities. Our rock wall would be available to rent as well. With the proper equipment and trained personnel provided by the town at their availability and for an additional cost. During the winter months the senior center would be able to use the room and kitchen as their permanent space. They would no longer need to use a different building to have special programs. Currently they use the church kitchen and the town attic for fun events. Having everything located in one place would be easier to coordinate activities and we feel would entice more seniors to stay active and social. Having them in a space where children also hang out might make some crossover activities beneficial to all. We have found that having an updated Community Center would have a positive affect on our Community.

## MODEL REVEAL.....

### Budget:

Please see the budget we have created in your packet. Our budget consists of the following:

- Removals:

We assumed that there may be lead paint and asbestos, therefore we included the removal in our budget using the average price per square foot from our research. We have included the price for demolition for the current community center once the firemen have used the building as a training exercise. We included removal for the dirt that may have been contaminated by the oil leak. Removal would be \$365,000.

- Building:

We consulted with our builder and he priced us at \$500 square foot for the renovations. That would include all new walls, insulation, bathrooms wiring, plumbing, lighting and more. We also include the cement repour to fill in holes and to level all floors. We are installing a hydraulic elevator and mechanical room to keep the fluid warm. This elevator would have access to the kitchen, the roof and the main floor. We also included a new heating and cooling system. A cooled building will be easier to rent and make our kids and staff safe and happy in the summer! We have included solar panels in our budget as well because we want to reduce the cost of our building use and to have a greener town. Building cost would be \$2,880,000.

- Interior:

We added a Rock Wall to the large room because we all thought it would be a fun thing to have available for our residents. We spoke with Vint from the Meredith Community Center where they have a rock wall. He said it is the #1 rented space. It didn't change their insurance by much and they are all trained to help out. With the automatic belayers it does not take a lot of training to run and one person can run all the lines. We have also included a price for kitchen appliances based on our research. Interior cost would be \$85,000.

- Accessories:

We have included prices for a partition wall that would come down in the big hall to separate the room into two smaller sections. It would unfold vertically from the ceiling. We also included a large projection screen for movie nights, miscellaneous kitchen equipment, popcorn machine, tables and chairs, rock wall training, games and floor markings. Accessories would be \$143,500

- You will also see price for landscaping and the design work for \$400,000

The total for our project would be \$3,873,500. We know that we have budgeted on the high side because we would rather be too high than too low. We took the top estimates for all the line items and we consulted with the architect who said our numbers were realistic but high!

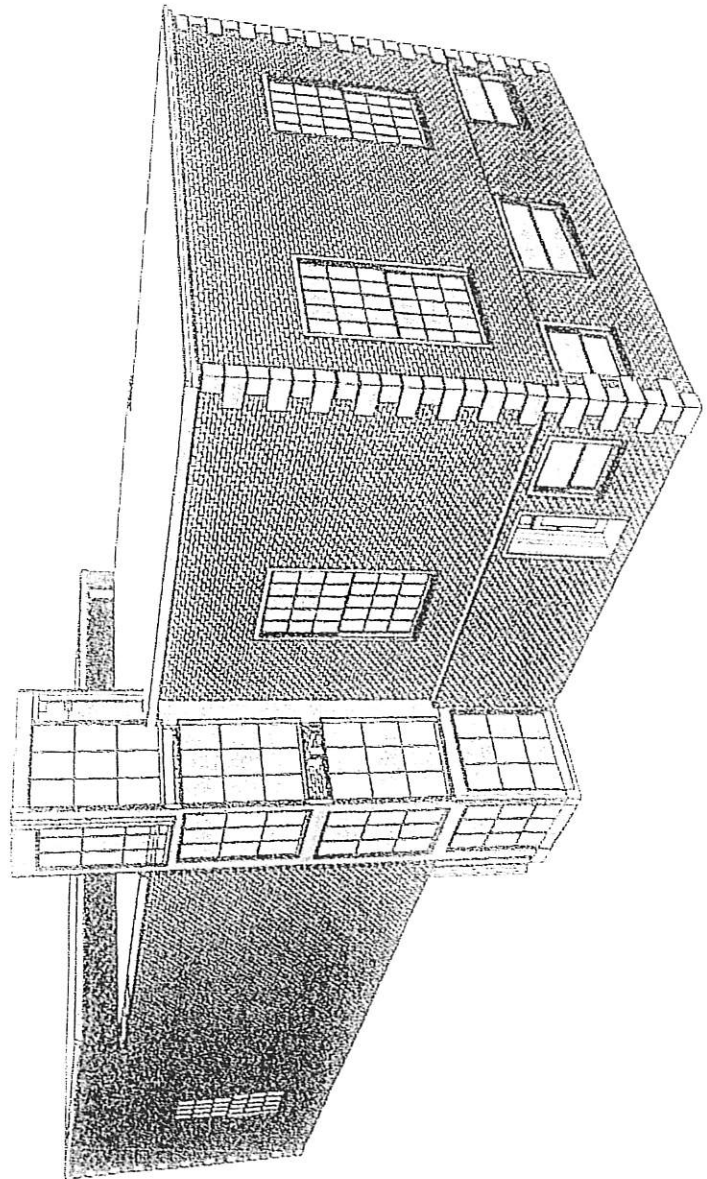
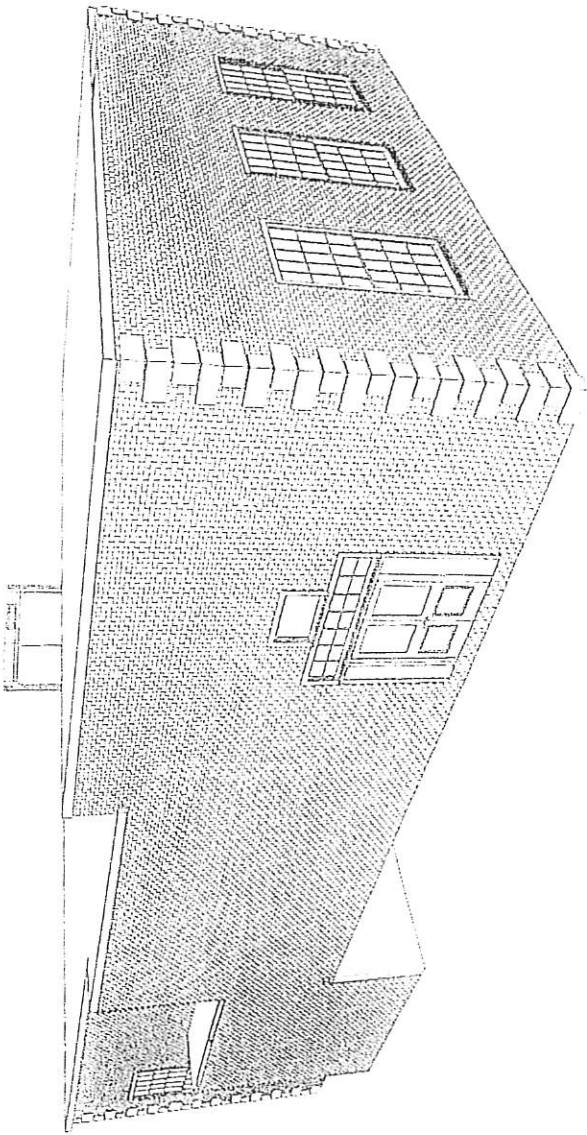
After meeting with Liz Venus the Architect she gave us a number for a Feasibility Report. She quoted us a price of 18,000 to 25,000 for a report. Because the land nearby has just been renovated there may already be plenty of data available for the report. For this price she is confident that we can have the testing done and have simple drawings designed. We would like to request that the Board of Selectman Include \$25,000 in the 2020 budget for a feasibility report for a Community Center Located at 22 Lehner Street. Although we as kids of Wolfeboro do not vote we feel that this is a great project for our town as a whole and we want to have a place like this for our use. We may be the future leaders for our town but right now we want to play! Thank you for listening to our presentation. We will gladly take any questions.

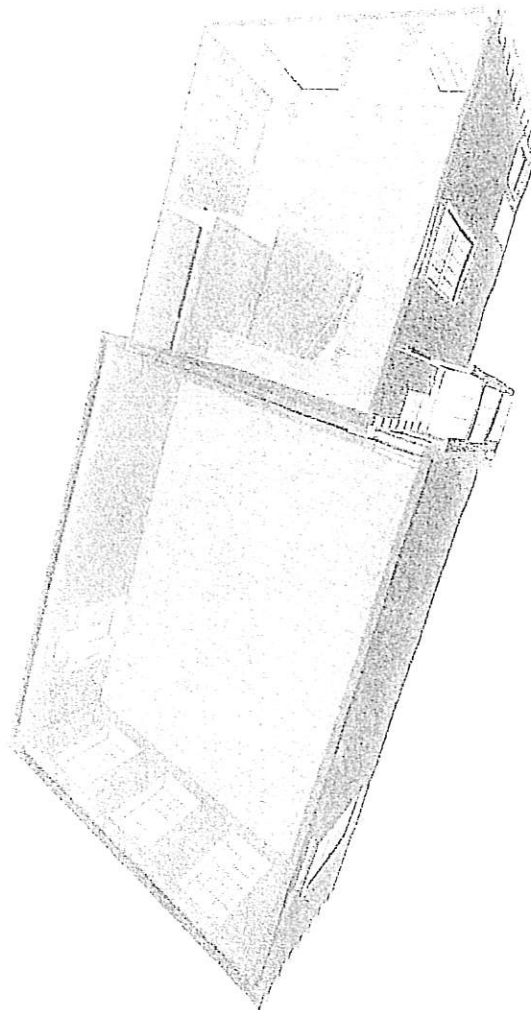
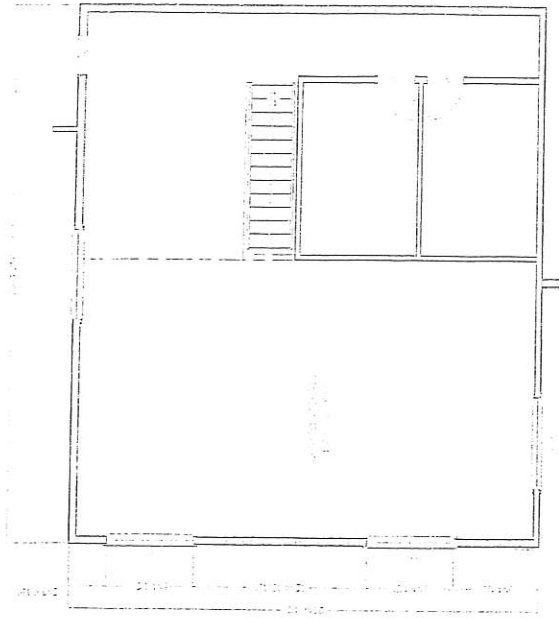
## Community Survey

1. Are you a resident, summer resident or visitor?
2. Do you know where the community center is? *(it's on Lehner Street next to the old Sanell Building, it has a microwave, fridge and sink. No kitchen. It needs a lot of updating and work)*
3. Are you aware that you can rent the community center from the town?
4. Would you rent the community center as it is now?
5. Do you know where the former municipal electrical generator building is? *(Lehner street, brick building)*
6. Do you know what it is used for now? *(it is storage only and is being half heated)*
7. Would you be in favor of preserving the building for town use?
8. The town does not wish to sell the building. What could the town do with that building?
9. Is there something community based our town is missing?
10. Do you know of any organizations in town that needs a space?
11. Are you aware that we have a town funded senior center without a permanent space?
12. Do you know if the town has a commercial kitchen for town/community use? *(It does not, even will all then new and upgraded buildings)*
13. Would you be in favor of converting the OLD ELECTRICAL building on LEHNER Street into the new community center?
14. The Robotics Team would like to propose:

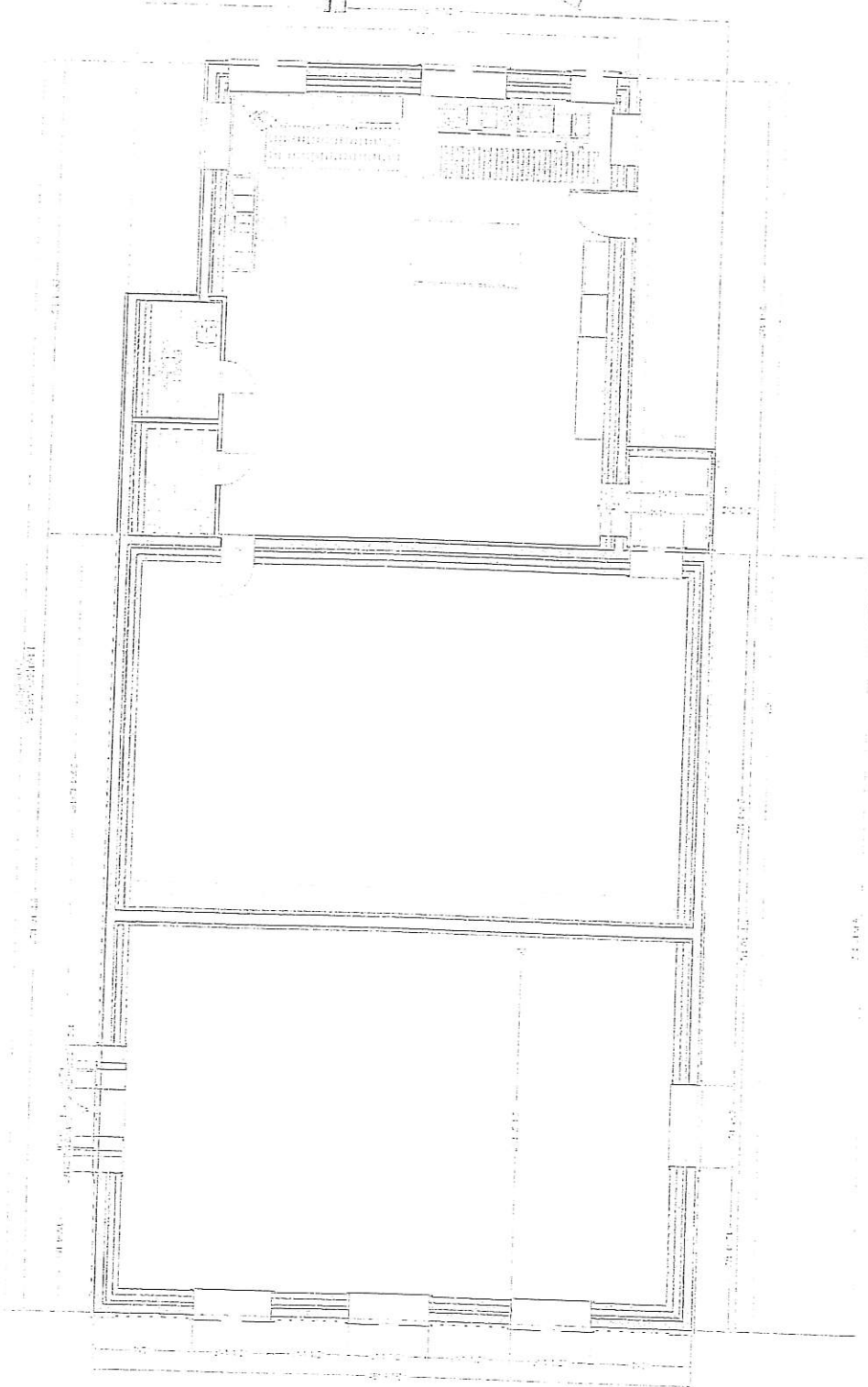
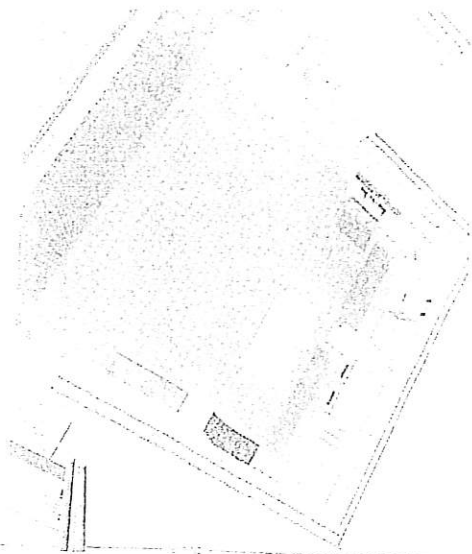
Converting the building into a new community center with a commercial kitchen for the senior center to use permanently. Our plan includes a projection screen for town movie nights in the winter, rock wall for town use in the summer as a parks and rec space. A rooftop greenhouse for senior center and community garden. This would include an elevator to all levels and will be ADA compliant. The center would be available for public rent and community meetings and hopefully be a permanent site for a winter farmers market. We would also use many historical photos and tools to decorate the building. We would like to demolish the current community center for more public parking and to create a stairwell from the municipal parking on the bridge falls path for safe travel for parks and rec children and for overflow parking for community nights.

- A. On a scale from 1 to 5 how would you rate our idea. *(5 being extremely good, 1 extremely bad)*
- B. Would you add or change any part of this idea?











# Community Center Budget

## Feasibility Report

Report

\$ 25,000.00

## Removals

Community Center Demo

\$ 100,000.00

Asbestos Removal (\$20sf)

\$ 125,000.00

Lead Paint Removal (\$15sf)

\$ 90,000.00

Contaminated Dirt Removal

\$ 50,000.00

## Building

Concrete Repour (\$20sf for a 1' slab)

\$ 150,000.00

Renovations (\$500 sf)

\$ 2,500,000.00

*This includes, new wall, insulation  
electric wiring, lighting, bathroom ect.*

Elevator

\$80,000

New Heating and Cooling

\$ 50,000.00

Solar Panels (will expenses cost by 60%)

\$100,000

## Interior

Rock Wall (auto-belay, realistic rocks)

\$ 60,000.00

Kitchen Appliances

\$ 25,000.00

## Accessories

Partition Wall

\$ 100,000.00

Projection Screen/Equip

\$ 15,000.00

Kitchen Equipment

\$ 10,000.00

Popcorn Machine

\$ 1,000.00

Tables and Chairs

\$ 8,000.00

Rock Wall Training

\$ 2,000.00

Floor Markings

\$ 5,000.00

Games

\$ 2,500.00

## Outside

Landscaping

\$ 100,000.00

## Professionals

Articheck Design and Management

\$ 200,000.00

## Extra

\$ 100,000.00

TOTAL

\$

3,898,500.00

Total Wage Budget Breakdown

Finance					
Account Name	2019	2020 Original	2020 New Proposed	2020 Variance	2021 New Proposed
Supervisory Salaries	\$ 186,739.00	\$ 140,349.30	\$ 159,578.30	\$ (27,160.70)	\$ 165,349.30
Health	\$ 73,193.00	\$ 68,880.00	\$ 81,115.50	\$ 7,922.50	\$ 85,194.00
Life	\$ 992.00	\$ 744.00	\$ 837.00	\$ (155.00)	\$ 837.00
Disability	\$ 2,411.00	\$ 1,849.00	\$ 2,031.33	\$ (379.67)	\$ 2,105.25
Dental	\$ 3,039.00	\$ 2,910.00	\$ 3,478.07	\$ 439.07	\$ 4,424.04
Social Security	\$ 16,851.10	\$ 13,283.90	\$ 14,754.91	\$ (2,096.19)	\$ 15,196.40
Retirement	\$ 21,015.74	\$ 19,396.22	\$ 21,544.10	\$ 528.36	\$ 22,188.72
Unemployment	\$ 140.00	\$ 105.00	\$ 122.50	\$ (17.50)	\$ 122.50
Worker's Comp	\$ 394.69	\$ 347.29	\$ 366.52	\$ (28.17)	\$ 372.29
Total	\$ 304,775.53	\$ 247,864.71	\$ 283,828.23	\$ (20,947.30)	\$ 295,789.50

Technology					
Account Name	2019	2020 Original	2020 New Proposed	2020 Variance	2021 New Proposed
Supervisory Salaries	\$ -	\$ 24,997.70	\$ 19,229.00	\$ 19,229.00	\$ 25,000.00
Part-Time Salaries	13195	7063.2	0		0
Health	\$ -	\$ 13,595.00	\$ 12,235.50	\$ 12,235.50	\$ 16,314.00
Life	\$ -	\$ 124.00	\$ 93.00	\$ 93.00	\$ 93.00
Disability	\$ -	\$ 272.11	\$ 182.21	\$ 182.21	\$ 182.21
Dental	\$ -	\$ 693.70	\$ 624.33	\$ 624.33	\$ 693.70
Social Security	\$ 1,009.00	\$ 2,452.66	\$ 1,471.02	\$ 462.02	\$ 1,912.50
Retirement	\$ -	\$ 2,792.24	\$ 1,073.94	\$ 1,073.94	\$ 2,792.50
Unemployment	\$ 33.00	\$ 52.66	\$ 17.50	\$ (15.50)	\$ 17.50
Worker's Comp	\$ 24.00	\$ 64.12	\$ 19.23	\$ (4.77)	\$ 25.00
Total	\$ 14,261.00	\$ 52,107.39	\$ 34,945.73	\$ 33,879.73	\$ 47,030.41

## MEMO

TO: Board of Selectmen  
FROM: James S. Pineo, Town Manager  
DATE: November 6, 2019  
RE: 2019 Tax Rate

The 2019 budget presentation provided an estimated tax rate for the town including all warrant articles of:

\$6.79 per \$1,000.00

This number represented a \$0.81 increase from the 2018 approved tax rate of \$5.98

The actual 2019 tax rate for the municipal portion is:

\$6.09 per \$1,000.00

This represents a \$0.11 increase from the 2018 Approved tax rate of \$5.98

	2018	2019
Municipal	\$5.98	\$6.09
County	\$1.31	\$1.27
Local Ed	\$6.25	\$6.24
State Ed	\$2.26	\$2.24
Total	\$15.80	\$15.84

Beach Pond District remains \$0.85