

Wolfeboro Board of Selectmen
Public Meeting Minutes-Approved
January 4, 2017

Members present: Chairman Brad Harriman, Linda Murray, Dave Bowers, Luke Freudenberg and Dave Senecal

Staff present: Town Manager David W. Owen, Police Captain Mark Livie, Fire Chief James Pineo, and Recording Secretary Michele Chamberlain

Chairman Harriman opened the meeting at 6:30 PM.

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

Mr. Owen stated a non-public session is not needed.

Consideration of Minutes

Chairman Harriman asked for approval from the Board of the December 21, 2016 Regular Meeting Minutes.

It was moved by Dave Bowers and seconded by Dave Senecal to accept the minutes of December 21, 2016 Regular Meeting with amendments to pages 2 and 12. Luke Freudenberg abstained. Members voted and being none opposed, the motion passed.

Public Hearings

A. Temporary Outdoor Event Permits

i. New England Chapter, Antique & Classic Boat Society to hold a Boat Show on July 29, 2017 from 6:00 AM—2:00 PM at the Town Docks, Dockside Parking Lot, Cate Park and the Wolfeboro Community Bandstand.

Chairman Harriman opened the public hearing.

Bill Marcussen addressed the Board. He asked for permission to hold the Boat Show at the Town Docks as they have done in previous years.

Chairman Harriman stated Public Works had signed their permission with conditions but he didn't see any information pertaining to those conditions.

Mr. Owen stated that was an oversight. Mr. Ford meant to sign the column with his straight approval.

Linda Murray asked for more detail about the event. She questioned when the parking lot would need to be closed down.

Mr. Marcussen stated last year they posted signs the day before the event asking for the parking lot to be vacant before 6 AM the following morning. Ms. Murray reminded Mr. Marcussen that his insurance binder will expire before the event so he needed to provide a current one before the event.

Mr. Marcussen stated he would get a new certificate to the Town prior to the event.

Mr. Senecal asked if the configuration at the docks were the same as last year.

Mr. Marcussen stated they were asking that the two public docks that they had last year be moved to the ramp. He stated having the public docks facing the ramp seemed to be a better arrangement. Mr. Marcussen stated there would be four public docks opened.

Ms. Murray stated this looks like a better solution.

Chairman Harriman closed the public hearing.

It was moved by Dave Senecal and seconded by Luke Freudenberg to approve the issuance of a Temporary Outdoor Event Permit to the New England Chapter, Antique & Classic Boat Society to hold a Boat Show on July 29, 2017 from 6:00 AM—2:00 PM at the Town Docks, Dockside Parking Lot, Cate Park and the Wolfeboro Community Bandstand. Members voted and being none opposed, the motion passed.

Mr. Bowers stated if either of these organizations wanted to park in his parking lot, to get in touch with him. He asked that they provide him with an insurance document. He stated it was not for the public but the workers' vehicles.

ii. New Hampshire Boat Museum to hold the 10th Wolfeboro Vintage Race Boat Regatta on September 14—16, 2017 from 6:00 AM—5 P.M. at the Town Docks, Dockside Parking Lot, Cate Park and Wolfeboro Community Bandstand.

Chairman Harriman opened the public hearing.

Bill Marcussen addressed the Board. He stated this will be our 10th Regatta at the Town Docks. He asked for the same arrangement they had two years ago. He stated the Town Docks Parking Lot will be closed Thursday afternoon through to Saturday at 5 PM.

Chairman Harriman reminded them about their insurance document.

Mr. Marcussen stated they will give the Town a current one before the event.

Ms. Murray reminded Mr. Marcussen two months prior to the event he needed to contact Fire and Rescue about the safety arrangements.

Mr. Marcussen stated in the past they have used a fire rescue detail and he plans to continue with the same arrangement.

Chairman Harriman closed the public hearing.

It was moved by Luke Freudenberg and seconded by Dave Senecal to approve the issuance of a Temporary Outdoor Event Permit to the New Hampshire Boat Museum to hold the 10th Wolfeboro Vintage Race Boat Regatta on September 14—16, 2017 from 6:00 AM—5P.M. at the Town Docks, Dockside Parking Lot, Cate Park and Wolfeboro Community Bandstand. Members voted and being none opposed, the motion passed.

B. Application of Wolfeboro Property Holdings LLC for tax relief incentives for the renovation of a building pursuant to the Community Revitalization Tax Relief Incentive as provided for in RSA 79-E for the property located at 116 South Main Street—the Pickering House, Tax Map 218, Lot 123.

Peter Cooke, owner of the Pickering House, addressed the Board. He asked for approval of the Tax Relief Incentive Program. He stated he provided a detailed application as well as the materials required. He stated he and his wife purchased the property in February of 2016. He stated they were deemed eligible for historical listing this past May and they currently have their application in to the park service for review of their renovations. Mr. Cooke stated they would like to start the project in the spring with completion of the project in the spring of 2018. He stated they are planning to open the property as a 10 room inn with menu space in the attached barn. He stated they recently received their site plan approval from the Planning Board in early November of last year. He stated they would be presenting their application to the Code Officer later this month.

Dave Bowers asked what happened to the Information Booth behind the house.

Mr. Cooke stated an individual was lined up to purchase it but it fell through so he and his wife will be taking on that project as well.

Chairman Harriman stated this is the 2nd notice for this public hearing and asked if anyone in the audience would like to speak.

Sheryl Ross and Wendy McHugh, members of the Heritage Commission, addressed the Board. Wendy McHugh stated the Heritage Commission fully endorses the application of Peter and Patty Cooke for the Tax Relief Incentive Program under RSA 79-E. She stated the building as a whole provides benefit to the Town as well. Sheryl Ross stated having giving tours for the Clark House she felt it will be a great addition to the Town as well.

Kathy Eaton, Chairman of the Economic Development Committee, addressed the Board. She stated this is exactly the type of project they were thinking when they asked for the Board of Selectmen to adopt the RSA. She stated the project is economically positive for the Town because it will bring ten more rooms and it is in keeping with the character of our community. Ms. Eaton stated the Economic Development Committee is fully in support of this tax incentive. Ms. Eaton stated as one of the owners of the Trolley Company it adds another wonderful thing to the Trolley Tour.

Craig Gemmel, Head of School of Brewster Academy and member of the Economic Development Committee, addressed the Board. He stated as a newcomer to Town he feels really strongly for the support of the tax relief incentive for Peter and Patty Cooke. He stated he believes the improvements to the Pickering House will turn the entire area into a crown jewel for our Town. He stated beds are greatly needed for parents of Brewster Academy as well.

Linda Murray stated she was in total agreement and that this was a very important property in the gateway of our Town and to have it renovated will be an outstanding asset to our Community. We are lucky that the Cooke's were willing and able to do this.

Mr. Owen stated there is no vote decision required of the Board this evening. He stated they have 45 days to render their decision. He stated if it is agreeable to the Board he would develop a written decision and bring it back for the Board's consideration at a subsequent meeting.

It was moved by Dave Bowers and seconded by Dave Senecal to close the public hearing on the application of Wolfeboro Property Holdings LLC for tax relief incentives for the renovation of the Pickering House structure located at 116 South Main Street, Tax Map 218, Lot 123, subject to a decision upon such application being rendered within 45 days. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests

December 30, 2016

January 6, 2017

B. Property Tax Credits/Exemptions

Approvals:

i. 7 Granite Lane Tax Map 177, Lot 10-22

It was moved by Dave Senecal and seconded by Linda Murray to approve the items listed on the agenda in A and B above. Members voted and being none opposed, the motion passed.

New Business

A. Ratification of Collection Bargaining Agreement with AFSCME

Mr. Owen stated in their packet members had the tentative agreement reached with AFSCME and he had the signed agreement by the union now. He stated they got off to a late start because they were waiting for the conclusion of the Pay and Classification Study and then we have a long process to come to this settlement. Mr. Owen stated in exchange for their increases in compensation for 2 years, the Union gave the Town language it had been seeking over the last few negotiation cycles relative to linking compensation to performance appraisals for the first time and to changing the way that overtime compensation gets calculated. He stated these are significant concessions by the Union and he asked the Board to approve and ratify the agreement.

It was moved by Dave Bowers and seconded by Luke Freudenberg to approve and sign the Tentative Agreement with AFSCME for a new collective bargaining agreement for 2017-18. Members voted and none being opposed, the motion passed.

B. Fire Department's Utility Package

Selectmen Murray asked to have this put on the agenda.

Ms. Murray stated when the Board of Selectmen first got their packet of the spreadsheet for the ten year period she couldn't understand it. She stated there was one year when we were losing money and there was also in the last year of the agreement a spreadsheet for \$150,000.00 that she couldn't understand. She stated she has spent considerable time going over the material with Fire Chief Pineo and the new spreadsheet he provided and she has absolutely no issues with it.

James Pineo, Fire Chief, addressed the Board. He stated Ms. Murray and him had a discussion about the issues at hand. He stated it was a learning curve for him as to how the CIP works a little bit better. He stated one of the things they discussed is going into the future if they have small purchases they should be done in Capital Outlay, not through the CIP Plan. He stated the miscellaneous equipment has been removed as the Board requested and he will prepare a power point presentation for the Deliberative Session.

C. Revised Warrant Articles RE: Old Railroad Freight House

Linda Murray stepped down.

Mr. Owen stated Town Counsel added some changes. He stated Town Counsel recommended deleting the last sentence about using the funds in another warrant article for this purpose, and instead incorporated that use of funds in the appropriation warrant article. Therefore, the two warrant articles have been revised to reflect these changes.

Mr. Simms was agreeable to the changes.

The Board voted 4-0 to approve the changes to the warrant articles entitled “Relocation of Old Railroad Freight House” and “Renovation of the Old Railroad Freight House”. Linda Murray abstained.

Sheryl Ross, Member of the Heritage Commission, addressed the Board. She stated she thought the Wolfeboro Model Railroad Museum would be a nice addition to our Town.

Dave Bowers mentioned that Sheryl Ross was a candidate for the Trustees for New Hampshire Historical Society.

Dave Senecal stated he liked the wording a lot better now. He stated it takes a lot of the guess work out about where we are heading with the project. He stated he was in favor of the project before but he likes it even better now. Mr. Senecal reminded Mr. Simms to have a good presentation ready for the Deliberative Session.

Mr. Simms stated they would have a presentation ready and thanked Mr. Senecal for all his advice.

D. Revised Order of Warrant

Mr. Owen stated two additional warrant articles were added at the Board’s last meeting (Asset Management Plan for Wastewater Collection System and Relocation of the Old Railroad Freight House).

Mr. Owen stated the Tentative Agreement with AFSCME is ratified and the warrant article to fund the AFSCME needs to be finalized.

It was moved by Dave Bowers and seconded by Linda Murray to approve the warrant article to fund the AFSCME Union Agreement with a vote of 5-0. Members voted and being none opposed, the motion passed.

The Board revised the list as follows with the changes in bold:

- a. Election of Town Officers
- b. Reserved for Zoning Article
- c. Reserved for Zoning Article
- d. Effluent Disposal Study
- e. **Wastewater Collection System Asset Management Plan**
- f. Center Street Reconstruction-Additional Authorization
- g. 2017 Town Operating Budget
- h. Town Road Upgrades
- i. Mast Landing Parking Lot Upgrades
- j. Survey/Design Engineering for Reconstruction of 390 Line
- k. Dockside Boat Ramp
- l. Foss Field Replacement Building

- m. Fire Trucks and Apparatus Replacement Capital Reserve Account
- n. Public Works Vehicle and Equipment Capital Reserve Account
- o. Abenaki Ski Area Capital Reserve Account
- p. Wastewater Treatment Plant Capital Reserve Account
- q. Building Maintenance Capital Reserve Fund
- r. Renovation of the Old Railroad Freight House Building
- s. **Relocation of Old Freight House Building**
- t. Lease to Wolfeboro Model Railroad Agreement
- u. Fund AFSCME Union Agreement
- v. Fund Police Union Agreement
- w. Lease Option Extension for Dockside Restaurant Facility
- x. Citizen's Petition

It was moved by Chairman Harriman and seconded by Linda Murray to move item x. Wastewater Collection System Asset Management Plan to fall after item d. Members voted and being none opposed, the motion passed.

It was moved by Chairman Harriman and seconded by Dave Bowers to move item w. Relocation of Old Freight House Building to fall after item q. Linda Murray abstained. Members voted and being none opposed, the motion passed.

Ms. Murray suggested assigning the warrant articles to the Selectmen at this time.

The list is as follows:

- a. Election of Town Officers
- b. Reserved for Zoning Article
- c. Reserved for Zoning Article
- d. Effluent Disposal Study – Linda Murray
- e. **Wastewater Collection System Asset Management Plan** – Linda Murray
- f. Center Street Reconstruction-Additional Authorization – Brad Harriman
- g. 2017 Town Operating Budget – Luke Freudenberg
- h. Town Road Upgrades – Dave Bowers
- i. Mast Landing Parking Lot Upgrades – Dave Bowers
- j. Survey/Design Engineering for Reconstruction of 390 Line – Luke Freudenberg
- k. Dockside Boat Ramp – Luke Freudenberg
- l. Foss Field Replacement Building – Dave Senecal
- m. Fire Trucks and Apparatus Replacement Capital Reserve Account – Linda Murray
- n. Public Works Vehicle and Equipment Capital Reserve Account – Brad Harriman
- o. Abenaki Ski Area Capital Reserve Account – Dave Senecal
- p. Wastewater Treatment Plant Capital Reserve Account – Brad Harriman
- q. Building Maintenance Capital Reserve Fund – Dave Senecal
- r. Renovation of the Old Railroad Freight House Building – Dave Bowers
- s. **Relocation of Old Freight House Building** – Dave Bowers
- t. Lease to Wolfeboro Model Railroad Agreement – Dave Bowers
- u. Fund AFSCME Union Agreement – Dave Senecal

- v. Fund Police Union Agreement – Dave Senecal
- w. Lease Option Extension for Dockside Restaurant Facility – Linda Murray
- x. Citizen's Petition

E. 2016 Annual Town Report Dedication and In Memoriums

Mr. Owen stated Pat Waterman and Anne Marble have provided a list of potential In Memoria and/or Dedications for the Town Report.

Dave Senecal stated he would like to continue with the theme as they have in the past to select former Town Officials and Town employees.

Linda Murray and Dave Bowers agreed.

Linda Murray suggested the former Town Manager as the first dedication and the second dedication as the former Public Works Director.

The Board agreed.

Old Business

Linda Murray reported that the Last Night in Wolfeboro Event was a great success. The scavenger hunt ran from 11 AM to 2 PM with 35 families participating with approximately 100 -140 people taking part in that event. The Wildlife Life Encounter was very popular with families and couples. There were three shows. The show at 2:30 PM had 110 participants, the show at 3:30 PM had 85 participants, and the show at 4:30 PM had 220 participants and extra chairs had to be set up. Nolan's sold pizza and the first batch was sold out in ten minutes. The second batch arrived 30 minutes later and it was sold out by 7:00 PM. People left after that to go watch the fireworks for 6:30 PM and Bingo began at 7:00 PM. There were 60 participants playing bingo and they were not ready to stop playing when the band arrived at 8:00 PM. The band played from 8:00 PM to 10:00 PM and it was the least attended event with only 25 participants. Ms. Murray stated they collected \$389.50 in the donation jars and received 90 surveys back from participants. She stated there was about 600 – 650 people that night and it was nice to have the Great Hall used.

Dave Senecal stated he and his wife ate pizza and attended the fireworks. He stated the fireworks were extremely nice.

Linda Murray thanked the Chamber of Commerce for providing the fireworks.

Chairman Harriman asked the Board about revisiting the Pay & Classification Study.

Mr. Senecal stated they went through the Pay & Classification Study with AFSCME. They developed a new step program for AFSCME with 18 steps similar to the 15 steps that the Police Department had developed. He thought the study sorted itself out before they had got done with negotiations.

Linda Murray stated she understood the study was to be used as a template when they hired new help and she thought the Board was going to review whether they wanted to use the study as the template.

The Board decided to look at the Pay & Classification Study at a later date.

Other Business

Mr. Owen stated the deadline for receiving applications for the Josiah W. Brown Scholarship was January 1st. There were six applications received and all were repeat recipients. The applicants all seem to meet the criteria for assistance as established in the Guidelines for Administration of Josiah W. Brown Scholarship Funds, with the exception that we haven't received the transcripts from the fall semester for 2 of the applicants, and one applicant does not appear to be a full-time student any longer, having only completed one course last fall. Mr. Owen stated relative to the applicant who only finished one course at a Community College last semester, he recommended a partial award of \$500.

The Board discussed the partial award of \$500.00. The Board decided they needed to review the guidelines of the scholarship because the amount has changed from \$1000.00 to \$1500.00 and they needed to review the issue of being a full-time student compared to a part-time student.

It was moved by Dave Senecal and seconded by Dave Bowers to approve the Josiah Brown Scholarships in the amounts of \$1500.00 except for the part-time student with the amount of \$500.00. Members voted and none being opposed, the motion passed.

Mr. Owen stated the IRS has reduced the travel reimbursement.

It was moved by Chairman Harriman and seconded by Dave Bowers to approve the reduction of travel reimbursement set by the 2017 IRS Standard Mileage Rates to 53.5 cents 1mile. Members voted and none being opposed, the motion passed.

Linda Murray stated January 21, 2017 is the Abenaki Ski-a-thon and Christmas Tree Bonfire. She stated on January 28, 2017 there will be a crock pot competition and cross country ski event. They handed out flyers at Last Night in Wolfeboro advertising these events.

Town Manager's Report

Mr. Owen stated he had nothing additional to report.

Committee Reports

Dave Bowers stated he had attended all the Town functions since the last meeting.

Brad Harriman attended the fireworks.

Linda Murray attended Last Night in Wolfeboro and the swearing in reception of the new Police Chief and Police Captain.

Dave Senecal attended Last Night in Wolfeboro, the swearing in reception of the new Police Chief and Police Captain and he attended a few meetings about the Foss Field Building.

Luke Freudenberg had nothing to report at this time.

Questions from the Press

Tom Beeler asked about the figures for AFSCME and stated the front page of the Granite State News would be on the Last Night in Wolfeboro.

Public Input

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

None

It was moved by Dave Senecal and seconded by Linda Murray to adjourn at 7:31 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain