

Wolfeboro Board of Selectmen
Public Meeting Minutes-APPROVED
COVID-19 Meeting- GoToMeeting
March 31, 2021

Board Members present: Chairman Linda Murray, Dave Senecal, Brad Harriman, Luke Freudenberg, and Brian Deshaies

Staff present: Finance Director Kathryn Carpentier, Director of Parks and Rec Christine Collins, Executive Assistant Amy Capone Muccio and Recording Secretary Christine Doherty

Chairman Harriman opened the GoToMeeting at 6:30 PM.

Chairman Harriman read the following Preamble into the record:

MEETING PREAMBLE DURING COVID-19 EMERGENCY

Good Evening, as Chairman of the Wolfeboro Board of Selectmen, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of town government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Let's start the meeting by taking a Roll Call attendance. When each member states their name please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

The Board Members gave a Roll call vote, Luke Freudenberg – present, Dave Senecal present, Linda Murray– present, Brad Harriman – present and Brian Deshaies – present.

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

Mr. Pineo stated a non-public session is needed pending litigation.

Dave Senceal made a motion to go into a Libby Trustees meeting and was seconded by Brad Harriman. Roll call vote Brad Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.

1. New Business

Libby Trustee Meeting – Work Session

A. Discussion: Libby Trustees to Update Members on the Libby Museum

Mr. Pineo presents (see attached)

Tom Goodwin, President of Friend of the Libby (FOL) & John Wilkins Director of FOL, Allana Albee previous director of museum and ambassador for the FOL helping with the funding.

Mr. Wilkins: We are prepared to raise 70% of the cost. To do that we need some major donors convinced the town is our partner in doing this. Much like what the library used four years ago. This is the only natural history museum in the state.

We would come to the board on a quarterly basis to show our progress. We need to raise another 950k by next December for the first Warrant Article to be in place.

We have been looking at a parking lot setup that would allow 20 spaces and some spaces for boat trailers.

Mr. Goodwin: The reason for the Memorandum of Understanding (MOU) is we need to be able to talk to our potential donors that the town and the Libby Museum Trustees are all on board with the expansion with the \$2.9 million project.

Ms. Albee: I think it's very important for the voters to understand is that, unlike the town hall and the library, the Libby serves a much wider constituency. It is enjoyed by our neighboring towns and our intention as fundraisers is to leverage that. There are people beyond the town boundaries that are interested in helping.

Ms. Murray: I think with the changes on the MOU that it needs to go back to the group that is working on it. We have a huge building coming up that we need to address (the Public Safety Building). We have to start weighing where we are with projects so I could not support the \$300k in 2023. In 2022 we are expecting a repair to the Pop Whalen Arena that didn't go through this year. I think once you raise the \$2million we can look at it further but I would not be able to support it right now.

Mr. Harriman: This piece you gave us tonight which is new, we will have to look at. We have been waiting to do the Public Safety Building.

Ms. Murray: At the April 7th meeting we will probably need to vote on the rescinding if they are going in this direction but I wanted to make sure the two new board members had all the information. We can address the \$2.3 vs \$2.9 million at that meeting. Is everyone okay with that happening at the 7th meeting?

Mr. Wilkins: We would be pleased to have you come back to us with what we will need to have this happen. Thank you for all the deliberations you are making on this. It would be helpful to the FOL if we had a draft of suggestions to move forward.

2. Other Business

Ms. Murray: Want to see how the board wants to conduct the meetings. Do we like the hybrid in person or total virtual?

Mr. Harriman: If we do the hybrid form, we have to be mindful of the microphones and the masks.

Mr. Senecal: I think it would be okay to have someone who is speaking take off their mask.

Mr. Freudenberg: If we do hybrid, I am comfortable with it as long as we follow COVID protocol.


Dave Senecal made a motion and it was seconded by Brad Harriman to move into non-public hearing. Roll call vote Brad Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.

3. Non-Public Session RSA 91-A

It was moved by Brian Deshaies and seconded by Dave Senecal to move out of non-public at 9:08 PM. Roll call vote Brad Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.

It was moved by Luke Freudenberg and seconded by Dave Senecal to adjourn at 9:08 PM. Roll call vote Brad Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.

Respectfully Submitted,
Christine Metcalfe Doherty



TIMELINE OF EVENTS IMPORTANT TO THE PROPOSED EXPANSION/RENOVATION OF THE LIBBY MUSEUM

MARCH 31, 2021

TIMELINE

- 1956 WOLFEBORO BOARD OF SELECTMEN PETITION CARROLL COUNTY SUPERIOR COURT TO BECOME TRUSTEES OF LIBBY MUSEUM.
- 2010 TOWN RAISED FUNDS TO PERFORM BUILDING EVALUATIONS. BERGERON TECHNICAL SERVICES PERFORMED "BUILDING INSPECTION AND LIFE SAFETY CODE ANALYSIS"
- 2013 ROUND 1 BUILDING LASER MEASUREMENTS (MERIDIAN ASSOCIATES)
- 2014 ROUND 2 BUILDING LASER MEASUREMENTS (MERIDIAN ASSOCIATES)
- 2015 TOWN RAISED \$200,000 THROUGH A BOND FOR LIBBY BUILDING REPAIRS; CEILING, MOISTURE, AND OTHER STRUCTURAL ISSUES (BOND MATURES 2025)

MOISTURE REPORT BY CHRISTOPHER P. WILLIAMS, ARCHITECTS (FANS INSTALLED)
- 2018 VOTERS RAISE \$25,000 FOR THE PURPOSE OF CONDUCTING A FEASIBILITY STUDY ON DESIGN OPTIONS TO BEST ACCOMMODATE BOTH THE CURRENT LIBBY MUSEUM COLLECTION AND ADDITIONS TO IT, BY IMPROVING AND/OR EXPANDING THE EXISTING HISTORIC MUSEUM BUILDING. (\$50,000 TO COME FROM A PRIVATE FOUNDATION TOTAL \$75,000)

TIMELINE

- 12/2018 CONTRACT TERMINATED WITH ARCHITECT PERFORMING FEASIBILITY STUDY
- 3/2019 VOTERS AUTHORIZED ADDITIONAL \$40,000 FOR THE PURPOSE OF CONTINUING TO CONDUCT A FEASIBILITY STUDY ON DESIGN OPTIONS TO BEST ACCOMMODATE BOTH THE CURRENT LIBBY MUSEUM COLLECTIONS AND ADDITIONS TO IT, BY IMPROVING AND/OR EXPANDING THE EXISTING HISTORIC MUSEUM BUILDING.
(FUND TO COME FROM BETTY JANE SCHROTH GIFT)
- 5/2019 ALBA ARCHITECTS CHOSEN TO PERFORM FEASIBILITY STUDY.
 - HEB SUB-CONTRACTOR FOR ALBA IDENTIFIES SIGNIFICANT DEFICIENCIES WITH FLOOR SYSTEM.
 - PRESERVATION TIMBER FRAMING CONTRACTED TO STABILIZE FLOOR SYSTEM
 - ROUND 3 BUILDING LASER MEASUREMENTS (MERIDIAN ASSOCIATES)
- 11/2019 ALBA ARCHITECTS DELIVER PRELIMINARY ESTIMATE FOR REPAIRS AND EXPANSION OF \$2.4 MILLION. (2019 PRICING)
- 12/2019 ALBA ARCHITECTS DELIVERS FINAL PRICE ESTIMATE FOR REPAIRS AND EXPANSION OF \$2.9 MILLION (2019 PRICING)
- 1/2020 DECISION WAS MADE TO REMOVE ANY BOND FROM THE TOWN WARRANT IN FAVOR OF CREATING A CAPITAL RESERVE FUND WHICH WOULD RAISE & APPROPRIATE \$300,000 FOR THE PURPOSE OF RENOVATING, EXPANDING AND REPAIRING THE LIBBY MUSEUM.

TIMELINE

- SPRING 2020 LIBBY TRUSTEES MEET AND DISCUSS OPTIONS FOR THE LIBBY MUSEUM. REQUEST MADE TO ALBA ARCHITECTS TO PERFORM THE FOLLOWING SCOPE OF WORK: REPAIR THE EXISTING LIBBY MUSEUM TO INCLUDE A SMALL ADDITION TO HOST MECHANICAL SYSTEMS.
- 9/2020 ALBA ARCHITECTS DELIVER COST ESTIMATE FOR NEW SCOPE OF WORK \$2.3 MILLION DOLLARS (2019 PRICING)
- **SCOPE OF WORK OPTIONS**
- **OPTION 1** REPAIR THE LIBBY WITHOUT ENVIRONMENTAL CONTROLS (NOT RECOMMENDED)
- **OPTION 2** OBTAIN COST ESTIMATE TO REHABILITATE THE LIBBY. LIKELY TO INCLUDE MINOR ADDITION FOR PURPOSE OF HOUSING
HVAC SYSTEMS FOR ENVIRONMENTAL CONTROLS & OTHER MECHANICAL & ELECTRICAL SYSTEMS (RECOMMENDED)
- **OPTION 3** REHABILITATE & EXPAND LIBBY WITHOUT LCHIP FUNDING (RECOMMENDED)
- **OPTION 4** REHABILITATE & EXPAND LIBBY FOR YEAR ROUND OPERATIONS (NOT RECOMMENDED)

TIMELINE

- 9/2020 LIBBY TRUSTEES MEET AND TAKE THE FOLLOWING VOTES

- VOTE # 1

IT WAS MOVED BY LINDA MURRAY AND SECONDED BY DAVE SENECA TO APPROVE PUTTING IN \$100,000 IN THE 2021 – 2030 CIP PLAN FOR THE LIBBY. ROLL CALL VOTE BH YES, LM YES, DB YES, DS YES, PO NO. THE MOTION PASSED 4-1.

- VOTE # 2

DISCUSSION ENSUED WEATHER THE \$2.3 OR \$2.9 MILLION DOLLAR PROJECT SHOULD BE THE PLAN OF RECORD WITH THE FOLLOWING MOTION MADE:

IT WAS MOVED BY PAUL O'BRIEN AND SECONDED BY LINDA MURRAY THAT THE BOARD OF SELECTMEN ENDORSE THE \$2.3 MILLION DOLLAR MOTION SUBJECT TO THE FUNDRAISING OF THE FRIENDS OF THE LIBBY FOR EVALUATION AND DETERMINATION AT THE END OF 2021. ROLL CALL VOTE LM YES, DB YES, DS NO, PO YES, BH NO. THE MOTION PASSED WITH A VOTE OF 3-2.

TIMELINE

- 12/2020 FRIENDS OF THE LIBBY MUSEUM PROPOSE A MEMORANDUM OF UNDERSTANDING DOCUMENT REVIEWED BY ATTORNEY PUFFER WITH MANY RECOMMENDATIONS.
- 2/2021 TRUSTEES AND FRIENDS OF LIBBY MUSEUM BRIEFED ON RECOMMENDATIONS BY LEGAL COUNSEL REGARDING THE MEMORANDUM OF UNDERSTANDING.
- 3/2021 TRUSTEES AND FRIENDS OF THE LIBBY MUSEUM COME TO AGREEMENT ON THE MEMORANDUM OF UNDERSTAND. FRIENDS OF THE LIBBY MUSEUM REQUEST THE TRUSTEES RECONSIDER VOTE # 2 TAKEN ON 9/2020 IN FAVOR OF THE \$2.9 MILLION DOLLAR PROJECT.

TIMELINE

3/7/2021

TRUSTEES TO CONSIDER RESCINDING THE FOLLOWING VOTE TAKEN SEPTEMBER 16, 2021

IT WAS MOVED BY PAUL O'BRIEN AND SECONDED BY LINDA MURRAY THAT THE BOARD OF SELECTMEN ENDORSE THE \$2.3 MILLION DOLLAR MOTION SUBJECT TO THE FUNDRAISING OF THE FRIENDS OF THE LIBBY FOR EVALUATION AND DETERMINATION AT THE END OF 2021. ROLL CALL VOTE LM YES, DB YES, DS NO, PO YES, BH NO. THE MOTION PASSED WITH A VOTE OF 3-2.

CREATE NEW MOTION TO ENDORSE THE \$2.9 MILLION DOLLAR EXPANSION BASED ON 2019 PRICING SUBJECT TO THE FUNDRAISING OF THE FRIENDS OF THE LIBBY FOR EVALUATION AND DETERMINATION AT THE END OF 2021.

SIGN THE PROPOSED STRATEGIC PARTNERSHIP – MEMORANDUM OF UNDERSTANDING.