

**Wolfeboro Board of Selectmen
Meeting Minutes
December 15, 2021**

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

Staff present: Town Manager, James S. Pineo, Public Works Director Dave Ford, Municipal Electric Department Director of Operations Barry Muccio, Parks and Recreation Director Christine Collins and Recording Secretary, Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

Non-Public Session RSA 91 A: 3 e

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

1. Consideration of Minutes

November 3, 2021

Chairman Murray suggested tabling the minutes as they are in a draft format.

It was moved by Luke Freudenberg and seconded by Dave Senecal to table the minutes of November 3, 2021. Members voted, being all in favor the motion passed.

2. November 17, 2021

It was moved by Dave Senecal and seconded by Brad Harriman to approve the minutes of November 17, 2021 as written. Members voted, being all in favor the motion passed.

3. Public Hearings

Acquisition/Sale of Land

i. The Wolfeboro Board of Selectmen will hold two (2) Public Hearings on Wednesday, December 1, 2021 at approximately 6:30 PM at the Town Hall in the Great Hall, 84 South Main Street, Wolfeboro, New Hampshire and December 15, 2021 at approximately 6:30 PM at the Town Hall in the Great Hall, 84 South Main Street, Wolfeboro, New Hampshire pursuant to RSA 41:14-a Acquisition or Sale of Land, Building, or Both. The Board of Selectmen to swap land with Mill Street Investments, LLC 88 & 96 Lehner Street-Tax Map & Lot 218-8 & 9, boundary line adjustment.

Mr. Pineo stated that the purpose of this is a land swap as previously discussed and is the second public hearing.

Chairman Murray stated the swap is the same about of land.

Mr. Pineo replied yes it is an equal swap.

Chairman Murray opened the public hearing.

Being no one to speak for or against the request, Chairman Murray closed the public hearing.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to authorize the Wolfeboro Board of Selectmen on the behalf of the Town of Wolfeboro to approve pursuant to RSA 41:14-an Acquisition or Sale of Land, Building, or Both. The Board of Selectmen to swap land with Mill Street Investments, LLC 88 & 96 Lehner Street-Tax Map & Lot 218-8 & 9, boundary line adjustment and to sign the deeds. Members voted, being none opposed, the motion passed.

Temporary Event Permits

i. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for Tri Tek Events to host a Triathlon at Albee Beach and the Nick on July 30, 2022 from 5:30 AM to 12:30 PM. Permit #2022-2

Chairman Murray opened the public hearing.

Vince Vaccaro addressed the Board to state since the last meeting he has provided a new application with the Nick making the Temporary Event permit application and due to the concerns at the Albee Beach parking lot, he has spoken to the NH Boat Museum to make arrangements to use their lot.

Mr. Harriman thanked him for making those changes and addressing the concern about the lot, as that is a very busy time of year.

It was moved by Luke Freudenberg and seconded by Dave Senecal for the Wolfeboro Board of Selectmen to approve a Temporary Event Permit for Tri Tek Events to host a Triathlon at Albee Beach and the Nick on July 30, 2022 from 5:30 AM to 12:30 PM. Permit #2022-2. Members voted, being all in favor, the motion passed.

4. Public Comment

Suzanne Ryan addressed the Board to question with regards to the Pop Whalen Warrant Article #13 from last year the money for a study and was study done on the impact of the fund.

Mr. Pineo replied they have done an in house evaluation of the fund, the rates have been adjusted going forward which should make a substantial impact on the fund, but this was for operations only.

Ms. Ryan questioned who did the study.

Mr. Pineo replied he, Christine Collins and Kathryn Carpentier reviewed the last four years usage to adjust the rates.

Ms. Ryan stated Article #14 for \$125,000 was for professional design services, who did those and was it put out to bid?

Mr. Pineo replied the town partnered with the Friends of Pop Whalen, and the Friends evaluated and chose the architect who would provide the best bang for the buck that included experience with ice rinks and who could work within the budget provided.

Ms. Ryan questioned if the architect used was separate from that one who will do the expansion.

Mr. Pineo replied that the roof was previously upgraded in a fashion where the roof met the snow load for code, but the structure holding the roof up does not meet code. They looked at the option and determined the only way to move forward is to tear down the super structure and rebuild it.

5. Bulk Vote

A. Weekly Manifests

- i. December 10, 2021 no manifest

B. Intent to Cut Wood or Timber;

- i. Bickford Rd Tax Map 73 Lot 6
- ii. Trotting Track Rd Tax May 146 Lot 15

C. Property Tax Credit/Exemptions

- i. 393 North Main Street Tax Map 187 Lot 6
- ii. 481 Beach Pond Road Tax Map 82 Lot 10
- iii. 819 Center Street Tax Map 101 Lot 9
- iv. 13 Baas Drive Tax Map 158 Lot 2
- v. 129 Penn Air Rd Tax Map 45 Lot 24
- vi. 129 Penn Air Rd Tax Map 45 Lot 24
- vii. 487 Browns Ridge Tax Map 38 Lot 2

D. Certification of Yield Tax Assessed

- i. 68 North Line Rod Tax Map 115 Lot 8 \$2,157.73

E. 2021 Equalization Municipal Assessment Data Certificate

Chairman Murray noted with regards to the equalization study, in 2019 the rate was 86.2 and after the revaluation it is 92.3, 75.8% assessed lower than what real estate is selling for. She noted this because the State can ask to have a revaluation sooner than 2025 due to that.

It was moved by Brad Harriman and seconded by Luke Freudenberg to approve the Bulk vote items A – E. Members voted, being none opposed, and the motion passed.

6. Board Appointments

None

7. New Business

A. Discussion: Appointment - Robert Moholland about Center Street sidewalk

Mr. Moholland addressed the Board to express his concerns about public safety with regards to the crosswalk located on Center Street by the Cotton Valley Trail. He stated that when you come into town from out of town you cannot see the pedestrians and it is a very dangerous location. He is not sure how to address it, with a light or more signage but they need to do something there.

Chairman Murray stated she did hear his concern about this when he brought it up at the Budget Committee meeting and she visited the cross walk, took some photos and there are some signs there put up by the State. She is not sure what more than could do except maybe the flashing light. She agrees it is a busy road.

Mr. Dehaies stated he discussed this with Chief Rondeau who provided him with some history and there is only one known incident in that area. He agrees it is a busy area but a light is \$80,000.

Mr. Harriman suggested the portable Xwalk signs in the summer is helpful for awareness but he does not know what else they can do either.

Mr. Moholland stated the Chief may not be aware, but there is a State Trooper who in the past has stood at that intersection to address issues.

Mr. Freudenberg stated at one time they used to paint the sidewalks red, he is not sure if that could be done to help it stand out or why they stopped doing it.

B. Approval: Municipal Electric Rate Study

Barry Muccio addressed the Board to state that the Department has a new purchase power contract for approval to start in January. He stated that Mayhew Seavey of PLM the towns contracted service to analyze the rates is present virtually to provide an overview.

Mayhew Seavey reviewed his PowerPoint presentation. (See attachment #1)

Mr. Muccio stated that the department was very fortunate to go out for review when they did, he is recommending to maintain the current rate structure for the term of 2022-2026. He stated that they do build out their projects in this rate structure. He stated this is good news for Wolfeboro, while our rates will remain the same, most others will be experiencing 75-80% rate increases.

It was moved by Linda Murray and seconded by Dave Senecal to approve maintaining the current rate structure for the Wolfeboro Municipal Electric Department rates effective Jan 1, 2022 to December 31, 2026 as presented at this meeting. Members voted, being all in favor, the motion passed.

Chairman Murray questioned if he could provide a rate comparison as he has done in the past.

Mr. Muccio replied he would provide that in January.

C. Approval: Abenaki Covid 19 Plan for the 2021-2022 Season

Christine Collins addressed the Board to state as they prepare for the opening season of Abenaki, they have provided an opening plan. She stated they do still plan to keep the lodge closed this season since they will use the facility for rentals, the food will be served via the window like last season. She stated that they will recommend folks doing face to face rentals (since they can be close for that) to wear masks.

Chairman Murray clarified that it will be open to both Wolfeboro residents and non-residents, with no sign ups.

Ms. Collins replied yes.

Mr. Freudenberg stated the document does state masks required.

Ms. Collins replied they will fix that.

Mr. Freudenberg stated he doesn't have a big issue with the lodge being closed but would really like to see us move towards getting that space open again.

Chairman Murray agrees it is a lovely space, a tight space at times but would like to see moving to opening it.

Ms. Collins replied that after the first week, which is very busy she will work towards the opening. She is having staffing shortages so at times it may not be feasible.

Mr. Deshaies questioned if outside heaters could be an option.

Chairman Murray stated they should just look at a goal of getting it open, there may be times its limited due to staff.

It was moved by Brian Deshaies and seconded by Luke Freudenberg to approve the 2021-2022 Abenaki Covid 19 opening plan. Members voted and being all in favor, the motion passed.

D. Approval: Town of Wolfeboro Ambulance Contract

Mr. Pineo stated the town is currently under contract with Stewarts Ambulance Services. This is a proposal to continue to contract with them for two more years, the pricing model is the only change and they also requested during a local transfer not to shift ambulances which was a reasonable request.

Chairman Murray asked him to provide the public with some highlights of services provided.

Mr. Pineo replied they provide us with two ambulances housed in Wolfeboro one at the paramedic level and one at the advanced level, they respond to all emergencies with the Fire

Department and they are dispatched through Central Dispatch. There are penalty clauses but they have not had any issues with service and they are able to review their books at any time.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to approve and sign an ambulance service contract with Stewart's Ambulance service effective January 1, 2022 to December 31, 2023. Members voted and being none opposed, the motion passed.

E. Approval: Request Capital Reserve Funds- Dockside Parking Lot

Mr. Pineo stated that they recently met and need to move forward with the project based on conceptual plans to get to the engineering plans.

Mr. Ford stated there has been discussions on the conceptual plans that need adjustments based on that discussion. They will need BOS approval to move forward.

Chairman Murray questioned if they are past the 2 stakeholders meetings.

Mr. Ford replied they need at least one more, before they move to a public forum. The next meeting will be to solidify the plan design.

Chairman Murray questioned if all input will be discussed before they decide.

Mr. Ford replied yes.

Mr. Deshaies questioned if the public forum is a Board of Selectmen meeting.

Mr. Ford replied the final meeting will be before the Planning Board.

Chairman Murray questioned if it will come back to the Board before that so they are all on the same page of scope of work and she'd like to see the updated version.

Mr. Ford replied he can do that.

It was moved by Brad Harriman and seconded by Brian Deshaies to approve a request to expend Capital Reserve funds for Dockside Parking Lot civil works engineers in the amount of \$ 41,000. Members voted, all in favor, the motion passed.

F. Approval: Request Capital Reserve Funds- Highway/Solid Waste Vehicle & Equip.

Mr. Pineo stated that the town is having an issue with securing vehicles to purchase as discussed at a previous meeting, but the Public Works Department has found a brand new 2018 vehicle that was never purchased. He stated that Brad Harriman accompanied members of the Department to look at the vehicle.

Mr. Ford stated the process has always been to bid for vehicles however, there are no vehicles to bid on right now. He stated that the department came upon a 2018 International that is a manual transmission which is why it was never purchased, but this is not an issue to the

department. He stated the truck fully outfitted is \$147,273, minus the trade of the old truck will be \$137,273. He stated that 2023 rates for same truck, if it was available, would be \$170,000+. He'd like to get permission to purchase this vehicle.

Mr. Harriman stated he reviewed the specs, visited the dealership and feels they should purchase this truck. He stated the set up that is on this truck already is \$67,000, so really this is a great deal.

Mr. Deshaies questioned if it being a 4 x 2 matters.

Mr. Harriman replied it does not as is sprays the salt and sand in front of the rear tires.

It was moved by Brad Harriman and seconded by Dave Senecal to approve the request to expend funds from the Highway/Solid Waste Vehicle and Equipment Capital Reserve Fund in the amount of \$137,273 to purchase a 2018 International 6 Wheel Dump truck as presented this evening. Members voted, being all in favor, the motion passed.

G. Approval: Winter Josiah Brown Application Awards

Mr. Pineo stated that two applications were received, the fund balance is healthy in this account and recommends a \$2,500 scholarship per student.

Move to grant Josiah Brown scholarships to Chase Bailey and Kaitlyn Folsom in the amount of \$ 2,500 per student. Members voted, being all in favor, the motion passed.

Chairman Murray suggested that a committee of the Board review the guidelines since they have had only two apply.

Mr. Deshaies agreed he would assist Chairman Murray with that.

H. Approval: Board of Selectmen amendment to rules of procedure.

Chairman Murray stated that as discussed at previous meetings and reviewed by Town Attorney, the Board now has an amendment to consider for the BOS Rules of Procedure as follows:

Rules of Procedures Section IV: Rules of Order: a new section H as follows:

The Town Manager is the person approved by the Board of Selectmen to manage and oversee all requests for legal opinions from Town Attorney on Town matters unless the Board of Selectmen votes to approve a selectman to request an opinion. Should a Selectman want a legal opinion from Town Attorney on a Town matter, the selectman should make a request to the Town Manager. The Town Manager should either a. send an e-mail to the Town attorney stating the question being asked or b. bring the legal opinion request to the full Board for its approval at the next meeting. Should a Selectman seek a legal opinion as a citizen on a Town matter, he or she should recuse himself or herself from the topic of discussion and any votes related to such discussion.

“Town matter is: any subject under consideration by the Board or any matter within the authority or jurisdiction of the Board”. (Attorney Mark Puffer 12/10/2021)

Mr. Deshaies questioned if the Town Manager can still email the Town Attorney.

Chairman Murray replied he can, this is for an opinion requested by the Board.

It was moved by Dave Senecal and seconded by Brad Harriman to approve the amendment to the Board of Selectmen Rules of Procedure adding a new section H, as listed above. Members voted, Brian Deshaies abstained, all others in favor, the motion passed.

J. Discussion: Warrant Article discussion (attachment #2)

Article K: Electric Power Reconstruction of Turtle Island Road

Mr. Pineo read the article in full.

Article O: Library Landscaping

Mr. Pineo read the article in full.

Article 2A: Heritage Commission Survey

Mr. Pineo read the article in full.

Conservation Commission Easement

Mr. Pineo read the article in full.

Article T: Bridge Falls Path Lighting Replacement

Mr. Pineo read the article in full.

Article Y: Abenaki Ski Area Capital Reserve Fund

Mr. Pineo read the article in full.

Article A: Pop Whalen Renovation & Expansion Project

Chairman Murray stated she is on the Friends of Pop Whalen and has participated in fundraising, so she is stepping down as a conflict of interest.

Mr. Pineo read the article in full. He stated this is a very fluid project at this point. He hopes to have a cost number for this project very early in January and once they have that number they will hold a bond hearing. He stated there will be two options for bonding; one at \$ 4.7 million dollars over 20 years at 2.5%, the second is \$2 million dollars at 2.5%. There is still a lot more work needed for this to be done.

Kurt DeVyllder, Friends of Pop Whalen, addressed the board and state they have been doing some fundraising, the goal is to get \$2.7 million.

Tom Roberts, Friends of Pop Whalen, addressed the Board to stated they have done some preliminary fundraising so far have cash and pledges totaling \$1,450,000 towards their \$2.7 million dollar goal.

Mr. Deshaies suggested they have a website of the project.

Mr. DeVlyder replied they do at popwhalen.org that gives history and what is going on as well as a place to donate.

Vice Chair Senecal stated the town has benefited greatly from these public/private partnerships.

Mr. DeVlyder agreed and the community will benefit from this as well as when completed will be a year round expo center, not just a hockey rink.

Mr. Pineo stated the last day to hold a public hearing is January 18th, and he hopes to have the pricing on January 5th. The bond hearings are scheduled for Jan. 12th and Jan. 18th.

Chairman Murray returned to the table.

Article U: Public Safety Building Construction Document

Mr. Pineo read the article in full. He stated the Committee met today and plan to move forward with the public campaign in the New Year.

Mr. Deshaies suggested this also have a website.

Mr. Pineo replied all the documentation relative to this project is on the town website. He stated there is a telephone meeting scheduled with the architects on the next steps.

Chairman Murray stated this should be linked to the front page of the website.

Article Z: Fire Truck and Apparatus Replacement Capital Reserve Fund

Mr. Pineo read the article in full.

Article 1A: Dispatch Equipment Capital Reserve Fund

Mr. Pineo read the article in full.

Article D: Sewer Pump Station Upgrade Lehner Street

Mr. Pineo read the article in full. He stated this project falls within the funding from the proceeds left from the lawsuit.

Chairman Murray questioned if they will be getting a print out of that.

Mr. Pineo replied yes, and they are comfortable with the number.

Article H: Seasonal Water Line Replacement

Mr. Pineo read the article.

Chairman Murray questioned the accounting of this fund.

Mr. Pineo replied they don't have the audit report but will look into it.

Article JII: Dockside Upgrade Phase III

Mr. Freudenberg stepped down noting a conflict.

Mr. Pineo stated the Board has two Warrant Articles to consider, cash or bond and due to escalation he suggests bond option. He read both versions.

Chairman Murray questioned if he is looking for a decision tonight?

Mr. Pineo it is needed to move forward.

Chairman Murray referred to the spreadsheet showing if bond, they look at the \$2 million in cash and took \$1 million dollars out and moved to other.

Mr. Pineo replied right now if the bond amount raised by taxation is \$2,662,269 which is eighty six cents on the estimate of Warrant Articles, last year was ninety six cents, if they do the project in cash it will \$1.10.

Mr. Harriman stated he thinks they should bond the project for 10 years.

Mr. Senecal and Mr. Deshaies agreed.

Chairman Murray stated it appears the consensus of the Board is bond for 10 years.

Article L: Bay Street Sidewalks

Mr. Pineo read the article.

Chairman Murray stated although she would like to see this project move forward, they have a number of projects over the next year. She like to see this at the top of the list for next year.

Mr. Deshaies agreed and noted they have a number of sidewalks that need repair before they build more.

Mr. Freudenberg agreed but would like it at the top of the list for next year, especially with the expansion of the Taylor Community.

Mr. Senecal agreed.

Mr. Harriman agreed, there is a lot for the Departments to do, but he doesn't want to lose sight of it either.

Article Q: Town Road Upgrades

Mr. Pineo read it. He stated the unassigned fund balance is \$2,587, 611 and they feel comfortable with that level and assigning \$1 million dollars for the road is a good use of the funds.

Chairman Murray noted she appreciated the print out provided.

Article QI: Water main Upgrades

Mr. Pineo read it.

Mr. Ford stated he will provide a proposed connection fee and impact of rates.

Chairman Murray stated they can address it they get all of that information.

Article W: Public Works Vehicles and Equipment Capital Reserve Fund

Mr. Pineo read it.

Article X: Building Maintenance Capital Reserve

Mr. Pineo read it.

Article 3A: Solid Waste Repairs

Mr. Pineo read it and stated this was a capital outlay project, but the Budget Committee preferred it to be presented as a Warrant Article. He noted that due to this change it will include a Master Plan of the building.

Article 4A: DPW Employee

Mr. Pineo read it.

Chairman Murray noted it should include that the position is for a half year.

Article 5A: Sidewalks

Mr. Pineo read it.

Mr. Deshaies suggested increasing this amount.

Chairman Murray questioned if he had an amount in mind.

It was moved by Brian Deshaies and seconded by Luke Freudenberg to increase the Article 5A Sidewalks to \$75,000. Members voted and being all in favor, the motion passed.

Mr. Pineo noted that the bond articles still need review by counsel.

Chairman Murray stated they still need to do the bolding of the articles.

Mr. Pineo replied that DRA doesn't allow bolding in the system.

Chairman Murray would like it done for the ballot and she will help. She stated the Board will vote on the articles after the Public Hearing on 1/5/2022.

Mr. Pineo asked how they would like to do the Wolfeboro Community Television presentation of the articles this year, virtually or in person.

The Board decided to do the WCTV taping on January 20th at 5 PM in the Great Hall.

K. Discussion: Set meeting date, time and location for End of Year

Mr. Pineo stated the Board needs to meet to review encumbrances and he suggests 12/18 at 5:00 PM.

Chairman Murray stated this would be at 5:00 PM at the Wolfeboro Public Library, before the Budget Committee meetings.

L. Libby Museum MOU

It was moved by Brad Harriman and seconded by Dave Senecal to move into a Libby Trustees meeting. Members voted, being none opposed, the motion passed.

Mr. Harriman stated the MOU has been signed by both the Board and Libby Trustees, the Friends of the Libby would like a subcommittee of the Board to meet with and discuss the next steps of the feasibility plan and business plan.

Alana Albee addressed the Board, Friends of the Libby Museum Chair, to thank the Board for working with them. She stated they have continued to fundraise and are at \$1.2 million towards the \$2 million dollar goal. They have discussed the business plan and to work with a subcommittee of the Board to keep moving forwards.

Chairman Murray noted a new cost estimate will be needed but suggested waiting until further along in the process. She feels they should reference it as a 70/30 split vs. noting the number since the cost estimate is not accurate.

Ms. Albee stated the estimates will be based on how the Libby will be run and they are still working on those baseline numbers.

Brad Deshaies and Dave Senecal volunteered to be the subcommittee to work with the Friends.

Chairman Murray thanked them and suggested regular monthly updates.

It was moved by Brad Harriman and seconded by Dave Senecal to move out of the Libby Trustees meeting. Members voted, being none opposed, the motion passed.

It was moved by Brad Harriman and seconded by Luke Freudenberg to accept the MOU as signed. Members voted, all in favor the motion passed.

7. Other Business

Mr. Deshaies stated he spoke to some public works staff about the use of a mini excavator and they seem to rent one on a regular basis and wondered if it would be more cost effective to purchase one.

Chairman Murray stated funds would need to be appropriated for that.

Mr. Pineo stated this is something to be discussed with the Public Works Director and would require addition to the fleet and it needs to go through the CIP process. He stated it is a discussion for 2023.

8. Committee Reports

Mr. Deshaies stated he has had Budget Committee meetings and he thanked Ms. Carpentier for all her hard work on the budget.

Chairman Murray attended Chamber meetings, Wolfeboro Water meetings, Public Safety Building Committee meetings, Friends of Pop Whalen meetings and Budget Committee meetings.

Mr. Senecal stated he attended Conservation Commission meeting and Public Safety Building Committee meetings.

Mr. Harriman stated he attended the Planning Board, Friends of the Libby Museum meeting, Wolfeboro Community TV meeting and accompanied the Highway Department on the review of the new truck.

9. Town Manager's Report

Mr. Pineo requested to send the Warrant Articles to the Budget Committee for review.

The Board agreed.

He stated the school district has agreed to allow the Town to hold the Deliberative Session at the Kingswood Art Center following their protocols. He also would like to get a study of the Parks and Recreation Department and operations. He stated it seems UNH can provide a sufficient study and he would have more info on December 28th.

Chairman Murray agreed it would be a good idea there is a lot happening in that department but very few people.

The Board agreed to get a study of the operations of the Parks and Recreation Department.

Mr. Pineo lastly reported the staff had a great time at the annual Christmas party and thankfully it did not snow so the Public Works Department could attend.

10. Questions from the Press

None

11. Public Input (Limited to 3 minutes per resident and not to exceed 15 minutes in total)

Suzanne Ryan reviewed previous CIP minutes regarding Pop Whalen and outlined a timeline going back to 2016 and before. She stated in a review of the minutes of 2017 it was reported by Ms. Collins that the building was inspected and is structurally sound. In 2018 with regards to dehumidification, Collins reported they met with Ricco on a plan at that time for \$955,000 to replace the roof and insulate. She stated the \$4.7 million dollar estimate has no background information and the project has got too big too fast with no independent outside assessment. They need to see what other towns do with rinks, do they run in a deficit, is that so much to ask before you present a \$4.7 million dollar project.

Mr. Deshaies replied most ice rinks do not make money. Going forward is to be sustainable and do not forget \$2.7 million dollars is donated.

Chairman Murray stated that a review has been done and if you removed depreciation, since 2015 they have not lost money.

Ms. Ryan stated she is not looking to make money, just to break even and be sustainable. She continued to review the history of discussions at the CIP and statements made by Christine Collins, former Town Manager Becky Merrow, and Back Bay Hockey that the building was structurally sound and now it needs to be demolished and rebuilt. She stated after years of discussing phasing, spending over a million dollars on projects, now they are going to start over. She also wants proof this will be a four season use. She questioned if Banwell is the architect?

Mr. Pineo replied, yes Banwell is the architect. He provided a history of the previous reviews of the building and that the structure needed to be evaluated, but nothing was done. He stated it was as determined not to continue with that architect and to choose a new one more familiar with ice rinks. It has been fully reviewed and determined the most cost effective approach is a tear down to meet the code requirements.

Ms. Ryan stated she feels more discussion should be had, like maybe they don't use it for a year or talk to Brewster. She stated once the Public Hearing happens it is set in stone and how much is the town going to be responsible for with regards to the addition, is that separate.

Mr. Pineo replied the project will only be bonded for the town's portion and he questioned what she meant by facilitate the addition.

Chairman Murray stated it is listed on the sheet.

Mr. Pineo replied that document is not ready for distribution yet, Jan. 5th they will have information.

Ms. Ryan stated there must be reports she can review.

Mr. Pineo replied they are in the planning office.

A representative of the Friends of Pop Whalen addressed the Board to state they are committed to raising the \$2.7 million dollars for the project and confident they can. He stated that information on the plans and ideas for multipurpose use can be seen by visiting popwhalen.org.

12. Non-Public Session RSA 91-A

Collective Bargaining.

Chairman Murray entertained a motion to enter into non-public session to discuss Collective Bargaining.

It was moved by Dave Senecal and seconded by Brad Harriman to into non-public session at 9:23 to discuss collective bargaining. 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 Brian Deshaies to seal the minutes of December 15, 2021. 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.

Being no further business before the Commission, Chairman Murray entertained a motion to adjourn.

Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 9:38 PM. Luke Freudenberg seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio

Analysis of Adequacy of Current Rates for 2022 - 2026

**A Presentation to the
Town of Wolfeboro**

PLM

Electric Power Engineering

12-15-21
BCS
attachment #1

Projected Operating Results

2022 - 2026

◆ Revenues:

- Forecast based on present rates
- Annual kWh sales of 72 million kWh assumed with no growth

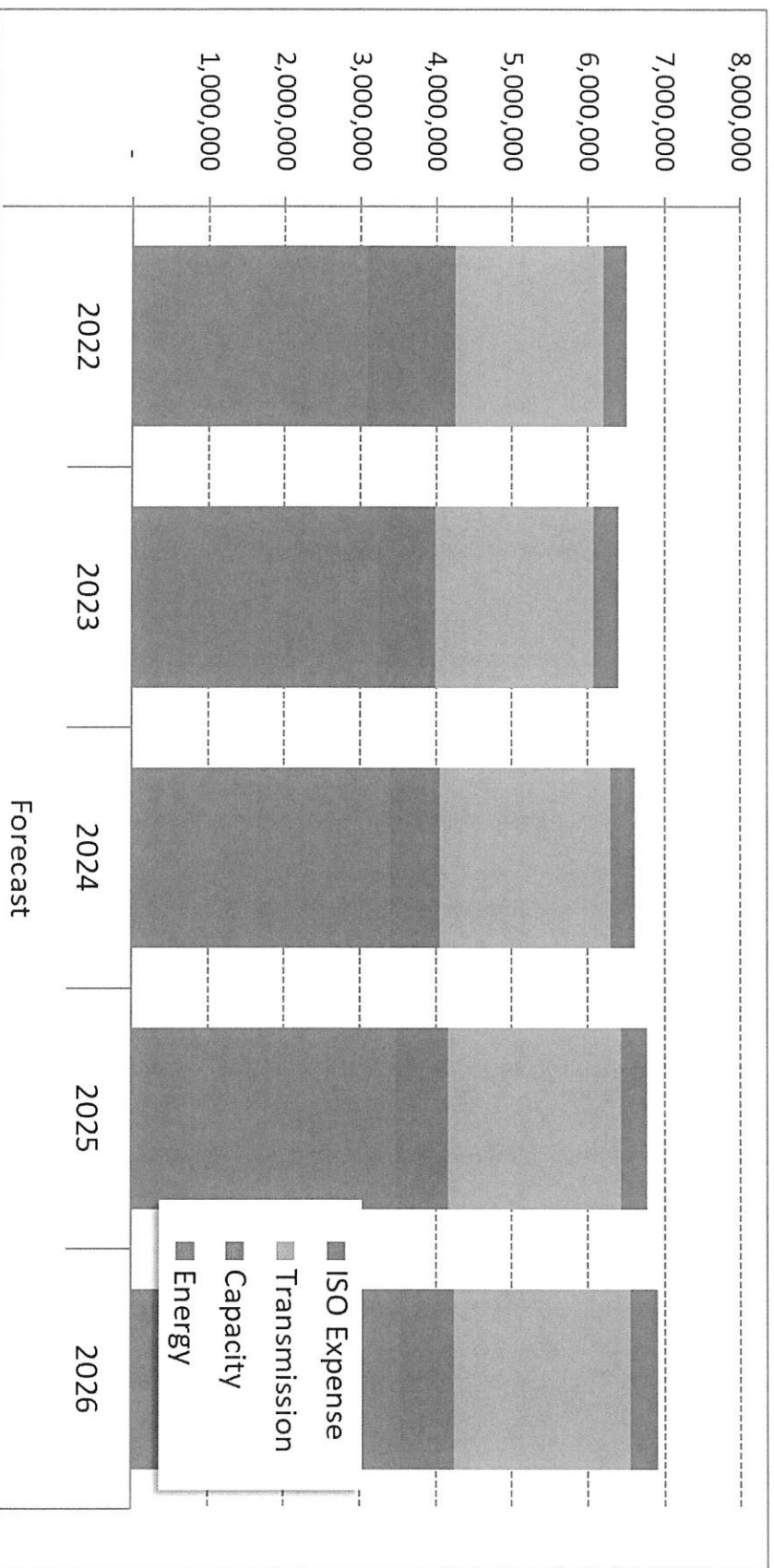
◆ Expenses:

- Wolfeboro operating and administrative expenses based on 2021 budget escalated at 2% annual inflation rate
- Purchased power expenses projected using detailed modeling

Purchased Power Expense Forecast

- ◆ Energy:
 - Forecast based on actual prices in Constellation contract.
- ◆ Capacity:
 - Forecast based on actual Forward Capacity prices through May 2024, increased by 5% annually thereafter.
 - ◆ Significant decreases in June, 2022 and again in 2023
 - ◆ Wolfebro's capacity cost decreases by \$200 thousand in 2022 and \$400 thousand in 2023
- ◆ Transmission:
 - Forecast based in ISO projections through May 2024, escalated at 5% thereafter
 - ◆ Wolfebro's transmission cost is projected to increase by nearly \$100 thousand each year
- ◆ ISO Expenses:
 - Forecast based on actual 2020 costs escalated at 2% annually

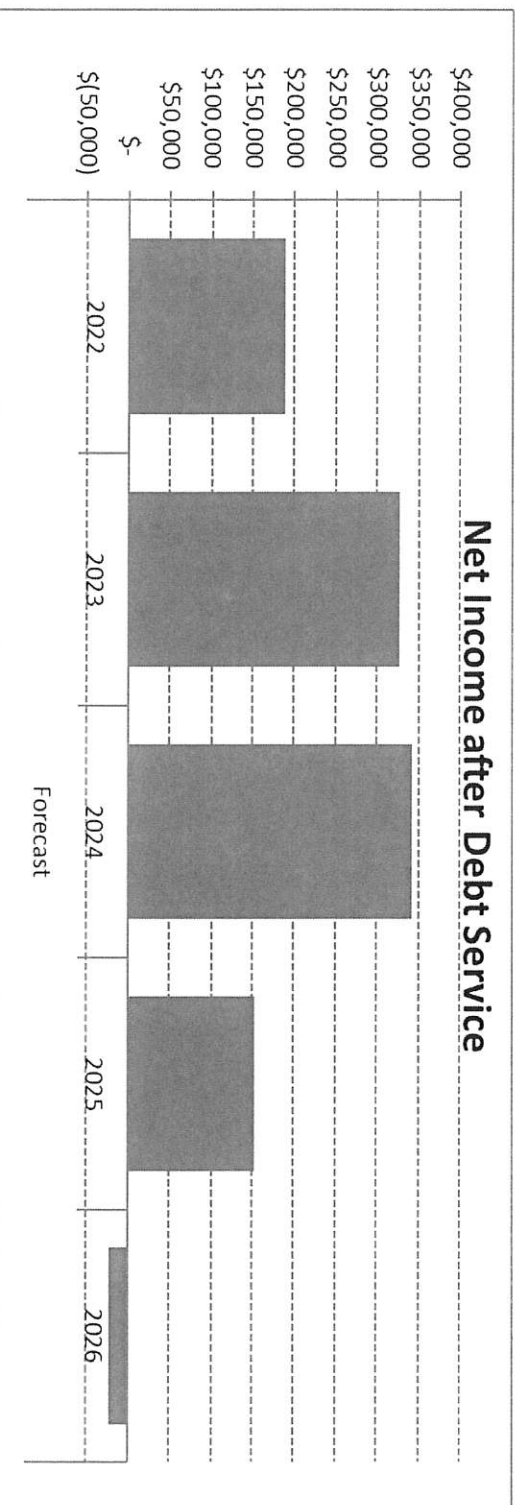
Purchased Power Expense Forecast



Projected Operating Results 2022 – 2026

No Rate Change

- ◆ Net Income overall is forecast to increase to \$188 thousand in 2022 and to increase to over \$300 thousand in 2023 and 2024, decreasing to slightly negative in 2026
 - First year decrease in purchased power cost of \$400 thousand from the new Constellation contract is somewhat offset by \$200 thousand increase in debt principal and interest
 - Purchased power cost increases each year due to the prices in the Constellation contract and forecast increases in the cost of transmission



Projected Operating Results 2022 – 2026

No Rate Change

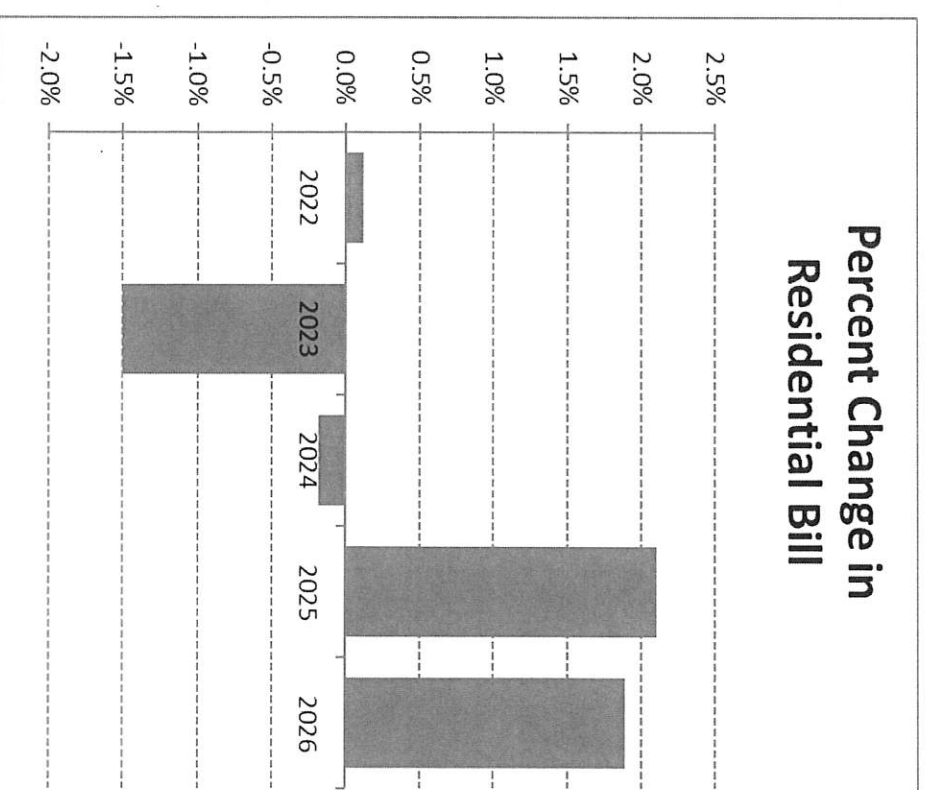
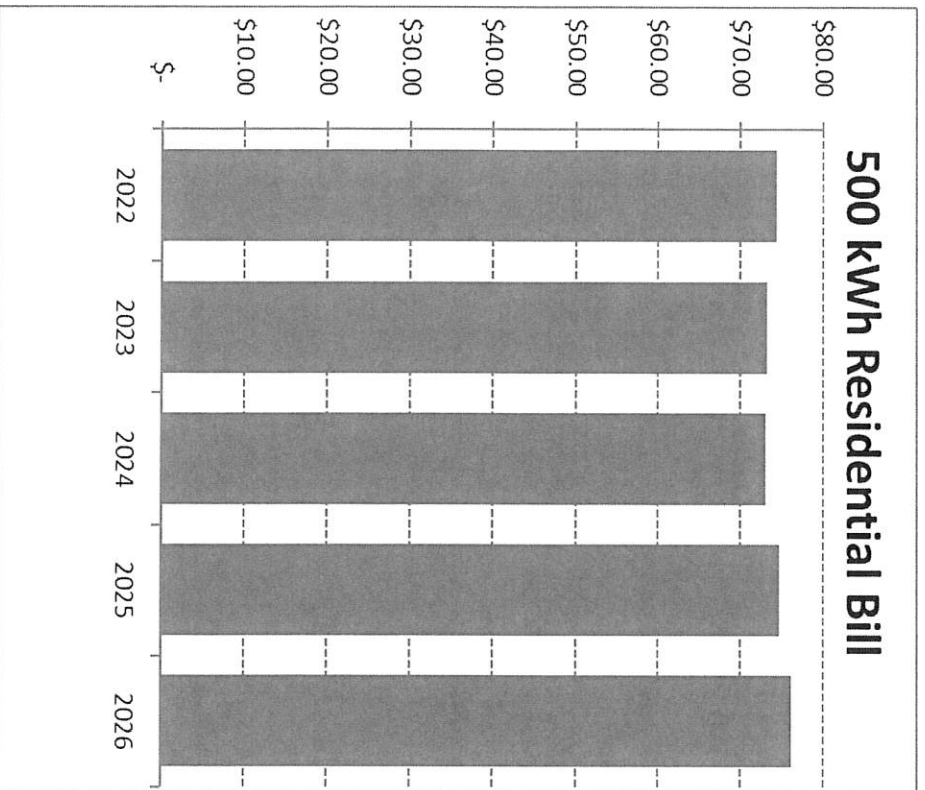
	Forecast				
	2022	2023	2024	2025	2026
OPERATING RESULTS					
Operating Revenues					
Distribution Revenues	\$ 2,865,447	\$ 2,865,447	\$ 2,865,447	\$ 2,865,447	\$ 2,865,447
Miscellaneous Operating Revenues	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
Operating Revenues Exclusive of Gen.	\$ 3,015,447	\$ 3,015,447	\$ 3,015,447	\$ 3,015,447	\$ 3,015,447
Expenses Net of Purchased Power					
Generation	71,990	73,429	74,898	76,396	77,924
Distribution	1,311,910	1,338,148	1,364,911	1,392,209	1,420,054
Administration	1,008,775	1,028,950	1,049,529	1,070,520	1,091,930
Depreciation	424,783	433,278	441,944	450,783	459,799
Interest and Principal	<u>855,227</u>	<u>768,549</u>	<u>481,576</u>	<u>465,256</u>	<u>443,936</u>
Total Expenses	\$ 3,672,685	\$ 3,642,355	\$ 3,412,859	\$ 3,455,164	\$ 3,493,643
Net Income Excluding Purchased Power	(657,238)	(626,908)	(397,412)	(439,718)	(478,196)
Generation Revenue	7,362,836	7,362,836	7,362,836	7,362,836	7,362,836
Purchased Power Cost	<u>6,516,964</u>	<u>6,409,173</u>	<u>6,622,212</u>	<u>6,770,751</u>	<u>6,906,946</u>
Over/(Under) Collection of Power Cost	845,872	953,664	740,624	592,086	455,890
Total Operating Revenues	10,378,283	10,378,283	10,378,283	10,378,283	10,378,283
Total Operating Expense	<u>10,189,649</u>	<u>10,051,528</u>	<u>10,035,071</u>	<u>10,225,915</u>	<u>10,400,589</u>
Net Income	\$ 188,634	\$ 326,755	\$ 343,212	\$ 152,368	\$ (22,306)

12/10/2021

PLM Electric Power Engineering

Projected Results 2022 – 2026

Annual Net Income of \$200,000



Projected Operating Results 2022 – 2026

Annual Net Income of \$200,000

OPERATING RESULTS

	Forecast				
	2022	2023	2024	2025	2026

Operating Revenues

Distribution Revenues	\$ 2,876,813	\$ 2,738,692	\$ 2,722,235	\$ 2,913,079	\$ 3,087,753
Miscellaneous Operating Revenues	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>
Operating Revenues Exclusive of Gen.	\$ 3,026,813	\$ 2,888,692	\$ 2,872,235	\$ 3,063,079	\$ 3,237,753

Expenses Net of Purchased Power

Generation	71,990	73,429	74,898	76,396	77,924
Distribution	1,311,910	1,338,148	1,364,911	1,392,209	1,420,054
Administration	1,008,775	1,028,950	1,049,529	1,070,520	1,091,930
Depreciation	424,783	433,278	441,944	450,783	459,799
Interest and Principal	<u>855,227</u>	<u>768,549</u>	<u>481,576</u>	<u>465,256</u>	<u>443,936</u>
Total Expenses	\$ 3,672,685	\$ 3,642,355	\$ 3,412,859	\$ 3,455,164	\$ 3,493,643

Net Income Excluding Purchased Power

	(645,872)	(753,664)	(540,624)	(392,086)	(255,890)
Generation Revenue	7,362,836	7,362,836	7,362,836	7,362,836	7,362,836
Purchased Power Cost	<u>6,516,964</u>	<u>6,409,173</u>	<u>6,622,212</u>	<u>6,770,751</u>	<u>6,906,946</u>
Over/(Under) Collection of Power Cost	845,872	953,664	740,624	592,086	455,890

Total Operating Revenues	10,389,649	10,251,528	10,235,071	10,425,915	10,600,589
Total Operating Expense	<u>10,189,649</u>	<u>10,051,528</u>	<u>10,035,071</u>	<u>10,225,915</u>	<u>10,400,589</u>
Net Income	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000

500 kWh Residential Bill	\$	74.44	\$	73.32	\$	73.19	\$	74.74	\$	76.15
Change 12/10/2021				8.1%		-1.5%		2.1%		1.9%
				PLM Electric Power Engineering		-0.2%				8

Rate Design Implications

- ◆ Keeping the present rates will bring in about \$1 million in net income over the next five years, \$850 thousand in the next three years
- ◆ Rates could be reduced in 2022 and again in 2023 to reflect the decreases in purchased power costs, but would then need to be increased in 2025

Town of Wolfeboro Draft Warrant Articles

Article D: Sewer Pump Station Upgrade Lehner Street

To see if the Town will vote to raise and appropriate the sum of \$1,400,000 for the purpose of engineering and constructing a new Lehner Street Sewer Pump Station. To allow the Board of Selectmen to expend such monies as become available from the Federal and State governments and to authorize the Board of Selectmen to take any action or to pass any other vote relating thereto. This project to be funded from the RIB lawsuit settlement therefore this project will not result in any increase in the tax rate.

Estimated Tax Rate Impact:

2022 \$0.00 per \$1,000 Assessed Valuation

Recommended by the Board of Selectmen

Recommended by the Budget Committee

Majority vote required.

COMMENTS: No comments or recommendations, other than you may want to spell out Rapid Infiltration Basin. Many may know what "RIB" refers to, however the more information for the voters, the better.

ARTICLE JII: Dockside Upgrade Phase III (CASH OPTION)

To see if the Town will vote to raise and appropriate the sum of \$700,000 for the purpose of reconstructing and upgrading the Wolfeboro Bay Commercial Docks and Wharf. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2027 or upon completion of the project whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation

Recommended by the Board of Selectmen

Recommended by the Budget Committee

Majority Vote Required

COMMENTS: Not sure if you intended to leave in the words "Cash Option" in the title. I suspect that may have been to differentiate this Article from an article which would have called for an issuance of bonds or notes. The reference to RSA 32:7, VI is correct and does allow up to five years from the end of the fiscal year in question.

Article K: Electric Power Reconstruction of Turtle Island Road

To see if the Town will vote to raise and appropriate the sum of \$270,000 for the purpose of reconstructing the overhead electrical distribution system on the Turtle Island Tap which includes the areas of Camp Road, Lady Francis, Wishing Well Lane and Governor Shores Road. The amount of \$270,000 shall be transferred from Electrical Enterprise Fund surplus. This expenditure will not result in any increase in the tax rate.

No Tax Rate Impact:

(Recommended by the Board of Selectmen by a vote of

(Recommended by the Budget Committee by a vote of

Majority vote required

12/9/2021 5:15 PM

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12-15-21
attachment
2

COMMENTS: No comments or recommendations other than I believe that the reference should be to “Lady Frances Drive.” One other comment: Will the voters know what the “Turtle Island Tap” refers to? I suspect that “Tap” is an electrical system term of art, but I know that I am not sure what it refers to and, more importantly, the voters may not.

ARTICLE L Bay Street Sidewalks

To see if the Town will vote to raise and appropriate the sum of \$72,100 for the purpose of designing and securing easements in preparation of future construction bid documents. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or upon completion of the project, whichever occurs first.

Tax Rate Impact:

Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: Although the title of this Article refers to sidewalks, the wording of the Article only refers to designing and securing easements in preparation of future construction bid documents. The following language would be clearer for the voters (and the DRA): “For the purpose of drafting and obtaining easements in preparation for future construction bid documents for sidewalks along Bay Street.”

ARTICLE M: Operating Budget

Shall the Town of Wolfeboro 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 vote of the first session, for the purposes set forth therein, totaling \$XXXXXXXX. Should this article be defeated, the default budget shall be \$XXXXXXX, which is the same as last year, with certain adjustments required by previous action of the Town of Wolfeboro 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: 2022 \$0.00 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of
(Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: The Article looks fine, and properly tracks the language of RSA 40:13, XI (c).

ARTICLE O: LIBRARY LANDSCAPING

Town of Wolfeboro Draft Warrant Articles

To see whether the town will vote to authorize the Wolfeboro Public Library Board of Trustees to expend a sum, not to exceed \$250,000 for the purpose of construction and installation of a designed landscape plan on the property surrounding the Library Building. Said sum to be taken from donations and grants and it will have no impact on the tax rate.

Estimated Tax Rate Impact: 2022--\$0.000 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote
(Recommended by the Budget Committee by a vote
Majority Vote Required.

COMMENTS: No recommended changes. This Article simply authorizes the trustees to expend monies from donations and grants, as allowed by RSA 202-A:11, IV.

ARTICLE: P AFSCME Contract Agreement

To see if the Town will vote to approve the cost items included in the one year collective bargaining agreement reached between the Board of Selectmen and Local #534 of the American Federation of State, County, and Municipal Employees (AFSCME) which calls for the following increases in salaries and benefits at current staffing levels

Year	Estimated Increase
------	--------------------

PENDING UNION/BOS RETIFICATION.

And further to raise and appropriate (\$XXXXXX) for the current fiscal year: such sum representing the additional costs attributable to the increase in wages and benefits required by the new agreement over those that would be paid at current staffing levels.

Estimated Tax Rate Impact: 2022 \$.XX per \$1,000 of assessed valuation
Recommended by the Board of Selectmen by a vote
Recommended by the Budget Committee by a vote
Majority Vote Required

COMMENTS: No comments or recommendations other than the proposed language closely tracks the recommended language of NHDRA.

Article Q: Town Road Upgrades

To see if the Town will vote to raise and appropriate the sum of \$1,300,000 for the purpose of upgrading Town roads, sidewalks, and drainage systems. To authorize funds in the amount of One Million Dollars \$1,000,000 from the Town's Unassigned Fund Balance to be used to pay for these road upgrades. \$300,000 from general taxation . This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
Recommended by the Board of Selectmen by a vote of

Town of Wolfeboro Draft Warrant Articles

Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations, other than I assume the estimated tax rate impact will be based upon the \$300,000.

Article Q1: Town Waterline Upgrades

To see if the Town will vote to raise and appropriate the sum of \$330,000 from the Water Enterprise Fund for the purpose of upgrading existing water mains. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations.

ARTICLE R: Dockside Parking Lot Upgrades Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$100,000 to be placed 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 fund in this Capital Reserve Fund.

Estimated tax rate impact 2022-- \$0.000 per \$1,000 of Assessed Valuation
Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
(Majority Vote Required)

COMMENTS: No comments or recommendations.

Article S: Water Resources Non-Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be placed in the existing Non-Capital Reserve Fund pursuant to RSA 35:1-C for the purpose of a watershed management plan including, engineering, design, permitting, best management practices and construction for storm water drainage and nutrient mitigation, grant matching, and education. Said Fund shall be under the custody of the Trustees of Trust Funds. Furthermore, to authorize the Selectmen as agents to expend from this Non-Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of
(Recommended by the Budget Committee by a vote of

Town of Wolfeboro Draft Warrant Articles

Majority vote required

COMMENTS: This is minor, but the appropriate statutory reference is RSA 35:1-c.

ARTICLE T Bridge Falls Path Lighting Replacement

To see if the Town will vote to raise and appropriate the sum of \$250,000 for the purpose of replacing the electrical system to include underground conduit, lamp posts, and lighting fixtures along Bridge Falls Path which runs from Foss Field to Center Street. The funding for this project shall be paid for by transferring \$40,000 from the existing Bridge Falls Path Capital Reserve Fund. Furthermore, passage of this article will authorize \$210,000 in funds be raised by general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.000 Per \$1000. Of Assessed valuation
(Recommended by the Board of Selectmen)
(Recommended by the Budget Committee)
Majority Vote Required

COMMENTS: It would be clearer to combine the second and third sentences of this Article to state substantially as follows:

The funding for this project shall be paid for by transferring \$40,000 from the existing Bridge Falls Path Capital Reserve Fund and raising \$210,000 by general taxation.

ARTICLE U Public Safety Building Construction Document

To see if the Town will vote to raise and appropriate the sum of \$300,000 for the purposes of developing construction grade bid documents for public safety services facility planning. The funding for this project shall be paid for by transferring up to \$75,000 from the existing Public Safety Building Capital Reserve Fund. Furthermore, passage of this article will authorize \$225,000 in funds be raised by general taxation. This appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2023, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022--\$0.000 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of
(Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: You may want to change the title of this Article to read: "Documents," to be consistent with the language of the Article itself. I assume the "up to \$75,000" language is because the \$225,000 from general taxation will be used first, and then "up to \$75,000"

Town of Wolfeboro Draft Warrant Articles

from the Capital Reserve Fund in case the total amount spent is less than \$300,000. If that is not the intent, we may need to rework the language.

Article V Wastewater Treatment Plant Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$175,000 to be placed in the existing Wastewater Treatment Plant Capital Reserve Fund, Said funds shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2021 \$0.074 per \$1,000 of Assessed Valuation

Recommended by the Board of Selectmen by a vote of 5-0

Recommended by the Budget Committee by a vote of 7-1

Majority Vote Required

COMMENTS: No comments or recommendations, other than I assume the estimated tax rate impact and votes of the Board of Selectmen and Budget Committee were taken from a similar 2021 warrant article; and that these numbers will be changed for 2022.

Article W: Public Works Vehicles and Equipment Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$185,000 to be placed in the existing Public Works Vehicles and Equipment Capital Reserve Fund. Said Fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation

Recommended by the Board of Selectmen by a vote of

Recommended by the Budget Committee by a vote of

Majority vote required

COMMENTS: No comments or recommendations.

Article X: Building Maintenance Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be placed in the existing Building Maintenance Capital Reserve Fund established for the purpose of making needed repairs and performing needed maintenance to the Town's building facilities. Said Fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation

Recommended by the Board of Selectmen by a vote of

Recommended by the Budget Committee by a vote of

Majority vote required

COMMENTS: No comments or recommendations.

Article Y: Abenaki Ski Area Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$20,000 to be placed in the existing Abenaki Ski Area Capital Reserve Fund. Said Fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations.

Article Z: Fire Trucks and Apparatus Replacement Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$196,000 to be placed in the existing Fire Trucks and Apparatus Replacement Capital Reserve Fund. Said funds shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations.

Article 1A: Dispatch Equipment Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be placed in the existing Dispatch Equipment Capital Reserve Fund for the purpose of replacement of the dispatch console or other related equipment, installation, and other related expenses. Said Fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of
(Recommended by the Budget Committee by a vote of
(Recommended by the Police Commission by a vote of
Majority vote required

Town of Wolfeboro Draft Warrant Articles

COMMENTS: As with all of the appropriations to capital reserve funds, I assume that the purpose of the Fund accurately states the purpose when the Fund was created.

Article 2A: Heritage Commission Survey

To see if the town will vote to raise and appropriate the sum of \$17,000 for the purpose of hiring a preservation consultant to carry out a TOWN WIDE historic resources survey that will serve as a foundation for future efforts to protect its historic character and help manage growth and change.

Completing this survey is identified as a high priority in the Arts, Culture and Heritage chapter of the Master Plan and is one of the primary purposes of the Heritage Commission.

The survey will provide an overview of the community including its geography, history, architecture, patterns of development, and important themes in its history. It will contain an extensive bibliography, maps, and listings of potential and already identified historic resources. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2022 \$0.000 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of
(Recommended by the Budget Committee by a vote of
(Recommended by the Police Commission by a vote of
Majority vote required

COMMENTS: No comments or recommendations, other than the purpose certainly seems to be within the authority of the Heritage Commission pursuant to RSA 674:44-b, I.

ARTICLE 3A: Solid Waste Repairs

To see if the Town will vote to raise and appropriate the sum of \$125,000 for the purpose performing repairs at the Solid Waste Facility and developing a facilities master plan. This appropriation is non-lapsing pursuant to RSA 32:7, VI and shall lapse on December 31, 2023 or upon completion of the project, whichever occurs first.

Tax Rate Impact:
Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations, other than adding the word “of” after “purpose.”

ARTICLE 4A: DPW Employee

To see if the Town will vote to raise and appropriate the sum of One Hundred Thirty Four Thousand Five Hundred Eighty Four Dollars \$134,584 for the purpose of purchasing an

Town of Wolfeboro Draft Warrant Articles

additional 1.5 ton truck equipped for winter road maintenance. Furthermore to hire an equipment operator effective July 2022 in the Department of Public Works – Division of Highway. Should this article be approved by voters the position shall become a full-time employee represented by the AFSCME collective bargaining unit.

Vehicle	\$95,000
Position with benefits	\$39,581
Total	\$134,584

Tax Rate Impact:

Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: I would recommend changing the title of this Article to be “DPW Truck and Employee.” Also, the amount for the position with benefits is a precise amount, so I assume there is a specific date in July when the person would be hired.

ARTICLE 5A: Sidewalks

To see if the Town will vote to raise and appropriate the sum of Fifty Thousand \$50,000 for the purpose of creating a Sidewalk Capital Reserve Fund. Said funds shall be used to perform repairs to existing municipal sidewalks. Said funds shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Tax Rate Impact:

Recommended by the Board of Selectmen by a vote of
Recommended by the Budget Committee by a vote of
Majority vote required

COMMENTS: No comments or recommendations, other than I assume that this fund would be created only for repairs to existing municipal sidewalks, not to construct new sidewalks. If you want the fund to include the ability to construct new sidewalks, the wording should be changed.

Conservation Easement

To see if the town will vote to place a conservation easement on the Town-owned portion of Whiteface Mountain, TM #37-7 and 37-8 (see deed recorded at Book 3561, Page 196), with said easement to be held by the Lakes Region Conservation Trust.

COMMENTS: Just to be consistent with the other articles, put a “T” on the word “town.” You may also want to spell out Tax Map. Most voters would know what “TM” stands for, but the more information for the voters, the better.

Increase In Income Limits For Elderly Tax Exemptions

To see if the town will vote to modify the elderly exemption from property taxes in the Town of Wolfeboro based upon the assessed value, for qualified taxpayers, to be as follows, for a person 65 years of age up to 75 years, \$60,000; for a person 75 years of age up to 80 years, \$90,000; for person 80 years of age or older \$120,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person’s spouse, they must have been married to each other for at least 5 consecutive years.

COMMENTS: The wording looks fine, but I would recommend adding language such as the following, at the end: “A person must otherwise qualify under RSA 72:39-b, II, including the income limits set forth in that statute.”