

Wolfeboro Board of Selectmen
Public Meeting Minutes-APPROVED
Virtual Meeting & In-Person at the Great Hall, Wolfeboro Town Hall
June 2, 2021

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

Staff present: Town Manager Jim Pineo, Finance Director Kathryn Carpentier, Director of Parks and Rec Christine Collins, Director of Public Works Dave Ford, Director of Planning & Development Tavis Austin and Recording Secretary Christine Doherty

Chairman Murray opened the meeting at 6:30 PM.

Chairman Murray read the following Preamble into the record:

MEETING PREAMBLE

Good evening and welcome to the June 2, 2021 meeting of the Wolfeboro Board of Selectmen. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically. However, the Committee has jointly decided to proceed with a 'hybrid' meeting format allowing for members of the public and Board to attend and participate in the meeting in-person or virtually.

Votes taken during this meeting will be via roll call vote for ALL members.

In accordance with Emergency Order #12, for members of the public, this is to confirm that we are present.

Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means through GoToMeeting. All members of the public and Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #+1 (646) 749-3122 followed by the audio access code 447 550 261, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.

Providing public notice of the necessary information for accessing the meeting; we previously gave notice to the public of how to access the meeting in-person or using GoToMeeting and in, and instructions are provided on the Town of Wolfeboro website at wolfeboronh.us on the Virtual Town Meeting Login Information page.

Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem accessing the meeting via phone or computer, please immediately call 603-569-8161 or email townmanager@wolfeboronh.us. In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

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.

1. Consideration of Minutes

- i. May 19, 2021

It was moved by Brad Harriman and seconded by Dave Senecal to approve the minutes of May 19, 2021 as amended. 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.

2. Public Hearings

Permit Fee Change

- i. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, June 2, 2021 at 6:30 PM at the Great Hall Town Hall, 9 Union St and virtually to consider increasing the Building Permit Fee Schedule either 25%, 50%, or 75% from current rates.

Mr. Pineo: I think we should place on hold the increase on those building permit fees for more time to evaluate the formulas. Other fees should be visited at this time though ie: pools, plumbing, electrical etc.

Chairman Murray opened up the public hearing

No comments

Closed public hearing

Ms. Murray: We did receive one letter from a resident requesting to reduce the fees to zero. It should be allocated out to the taxpayers. [\(see attached\)](#)

Mr. Senecal: So, we are looking at tabling the building permit fees but increasing the other fees?

Mr. Pineo: Correct as those fees have not been adjusted since 2007.

Ms. Murray: It should be posted on the Town website so that all the builders can see and review it.

Tavis Austin: The purpose is to raise the money to cover the cost of the work of inspections.

It was moved by Linda Murray and seconded by Dave Senecal to table the Building Permit Fee Main Formula. 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.

Ms. Murray: We need to discuss increasing the individual fees. The proposal is to increase by 25%, 50% or 75%. [\(see attached\)](#)

Mr. Deshaies: Does Tavis need more time to look at these numbers?

Mr. Austin: Both the 25% and 50% seem light in covering the costs. I think we need more time to see how these fees play out in the budgetary statute.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to not address the individual fees at this time. 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.

Mr. Senecal: Most town fees do not cover the cost of the inspection work ie; salaries

Mr. Harriman: This isn't being looked at as a way to increase revenue just a way to offset some of the costs. And we should include 20% of Town Planners salary and benefits to be covered within the fees.

Mr. Freudenberg: I think the percentage should include the unloaded fee.

John Rourke, builder in Wolfeboro: Seems there could be a more streamline way to get permits which would save money as well. It takes a long time to get permits in Wolfeboro.

Consensus of the Board is to review this further.

Temporary Events Permit(s)

- i. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for All Saints Church to host the 60th Annual All Saints Church Summer Fair on July 17, 2021 from 10:00 AM to 2:00 PM. Permit #2021-34.

Chairman Murray opened up the public hearing

No comments

Closed public hearing

It was moved by Dave Senecal and seconded by Brad Harriman to issue a Temporary Event Permit for All Saints Church to host the 60th Annual All Saints Church Summer Fair on July 17, 2021 from 10:00 AM to 2:00 PM. Permit #2021-34 per COVID guidelines set by All Saints Church. 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.

- ii. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for Perform It! Stage Company to use Cate Park and Community Bandstand for scene performances on June 6, 2021 from Noon to 6:00 PM. Permit #2021-35.

Chairman Murray opened up the public hearing

No comments

Closed public hearing

Mr. Harriman: The insurance certificate says June 7th to June 8th. So that will need to be fixed.

It was moved by Brad Harriman and seconded by Dave Senecal to issue a Temporary Event Permit for Perform It! Stage Company to use Cate Park and Community Bandstand for scene performances on June 6, 2021 from Noon to 6:00 PM pending corrected dates on the insurance. Permit #2021-35. 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. Public Input (Limited to 3 Minutes per resident, not to exceed 15 minutes in total)
N/A

4. Bulk Vote

A. Weekly Manifests

- i. May 21, 2021 \$467,176.54
- ii. May 28, 2021 \$85,365.40

B. Property Tax Abatements

Denials

- | | | | |
|-------|----------------------------|-----------------------|----------|
| i. | 11 Lloyd Rd 2020#53 | Tax Map 186 Lot 19 | \$370.38 |
| ii. | 138 Oakwood Rd 2020#49 | Tax Map 259 Lot 56 | \$0.00 |
| iii. | 30 Varney Rd 2020#43 | Tax Map 203 Lot 101 | \$0.00 |
| iv. | 36 Endicott St 2020#51 | Tax Map 217 Lot 118-6 | \$0.00 |
| v. | Lone Pine Island 2020#42 | Tax Map 271 Lot 1 | \$0.00 |
| vi. | 35 Rocky Shore Rd 2020#38 | Tax Map 227 Lot 9 | \$0.00 |
| vii. | 233 Camp School Rd 2020#33 | Tax Map 261 Lot 20 | \$0.00 |
| viii. | 46 Albee Beach Rd 2020#29 | Tax Map 164 Lot 36 | \$0.00 |
| ix. | 37 Harbor Way #28 2020#48 | Tax Map 172 Lot 27-28 | \$0.00 |
| x. | 262 Pine Hill Rd 2020#37 | Tax Map 145 Lot 29 | \$0.00 |
| xi. | 37 Kingswood Rd 2020#9 | Tax Map 232 Lot 2 | \$0.00 |

Approval

- xii. 139 Gov Wentworth Hwy 2021#1 Tax Map 133 Lot 20-F1 \$77.00

C. Intent to Cut / Timber Warrants

- i. 535 Browns Ridge Rd Tax Map 49 Lot 2&3 \$776.32

D. Property Tax Credits / Exemptions

- i. 14 Jiminy Dr Tax Map 215 Lot 24

It was moved by Dave Senecal and seconded by Luke Freudenberg to approve the Bulk Vote items A-D as amended. 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.

5. Board/Committee Appointments

Lakes Region Planning Commission

- i. Tavis Austin, Member term expires July 2022

It was moved by Dave Senecal and seconded by Brad Harriman to appoint Tavis Austin as a member to the Lakes Region Planning Commission for a term to expire July of 2022. 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.

Trustee of Trust Funds

- ii. Karen Lawrence Haskell, Alternate Member term expires March 2023

It was moved by Brad Harriman and seconded by Dave Senecal to appoint Karen Lawrence Haskell as an alternate to the Trustee of Trust Funds for a term to expire March of 2023. 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.

Conservation Commission

- iii. James Nupp, Alternate Member term expires March 2024

It was moved by Dave Senecal and seconded by Luke Freudenberg to appoint James Nupp as an alternate to the Conservation Commission for a term to expire March of 2024. 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.

6. New Business

A. Approval: Commercial Vessel Landing permit – Mail Boat (Dive Winnepesaukee)

It was moved by Dave Senecal and seconded by Linda Murray to approve a Commercial Vessel Landing permit to Dive Winnepesaukee for the 2021 season contingent upon receiving the updated insurance certificate. 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.

B. Discussion: Granite Man Triathlon – Wolfeboro Parks and Recreation

Ms. Collins: Last year would have been our 39th year. We don't think we are going to be able to hold it this year safely and due to logistics.

It was moved by Linda Murray and seconded by Dave Senecal to cancel the Granite Man Triathlon. 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.

C. Discussion: Lakes Region Model RR Museum-Freight Shed Rehab Update

John Simms from the Lakes Region Model Railroad Association: ([see attached](#))

I would like to ask if we can resurrect the sub-committee to deal with the lease and stewardship.

Mr. Pineo: We will look into that.

D. Discussion: Capital Projects Update – Public Works

Dave Ford: ([see attached](#))

E. Approval: 2021 Bond Issue – Electric Conversion Project & Dock Repairs

- i. General Obligation Bond - \$2,700,000.00
- ii. Certificate of Vote

Mr. Pineo: We have the documents ready for Board signatures this evening. 2.25% maximum interest rate. The resolution will need to be read. [\(see attached\)](#)

Chairman Murray reads the resolution.

It was moved by Dave Senecal and seconded by Brad Harriman to authorize the Wolfeboro Board of Selectmen Chairman, Town Treasurer, and Town Clerk to sign the General Obligation Bond in the amount of \$2,700,000.00 for the Electrical Conversion Project and Dock Repairs. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—abstain, Dave Senecal—yes, and Brian Deshaies—yes. With one abstention, the motion passed.

F. Discussion: Beach Forum Timeline

Ms. Murray: Amy and I went down to Foss Field with WCTV and they will be able to broadcast from there and will be asking for public input.

7. Other Business

Ms. Murray: Taxpayers all should have received the brochure from the Wolfeboro Waters Committee suggesting ways to help with runoff on their own properties. It was paid for out of the Executive Budget.

Mr. Deshaies: There is a business in town planning fireworks for the second of July on a barge. I asked how the town could help. He said the fireworks company does not have a barge for the 3rd, which would be a better night to have them. Maybe Brewster would allow us to use the field as we have in the past. We have money in the budget for fireworks. Would the town be interested in adding to them? It would be the biggest fireworks display ever in Wolfeboro.

Mr. Freudenberg: It's already happening so we could think about it.

Fire Chief Zotti: There is a lot of logistics involved in this and have already set up staff for that weekend. I made a call to Brewster and I'm pretty sure the campus will still be closed.

Mr. Harriman: I think we should leave it on the Friday night but participate with the business owner.

Mr. Freudenberg: The barge is a very safe way to do this

Mr. Deshaies: A barge can hold \$15k worth of fireworks. The business owner in town has paid a substantial amount of that so our biggest cost would be \$7,500. He objected to the motion to approve the support of the fireworks only for the day of July 2 and believe a better option was to support the fireworks on any date.

Dave Senecal made a motion to take our Patriotic Purpose Funding and put it toward fireworks on Friday, July 2 and it was seconded by Linda Murray. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—abstain, Dave Senecal—yes, and Brian Deshaies—no. One no vote, the motion passed.

Ms. Murray: Brian we are going to meet on the June 9th and you can let us know then if something changes with Brewster.

8. Committee Reports

Mr. Harriman: Planning Board

Mr. Deshaies: Energy Committee, Cable Franchise Committee

Ms. Murray: Last Night Wolfeboro, Friends of Pop Whalen, Chairman of Budget Committee

Mr. Freudenberg: Police Commission

9. Town Manager's Report

Mr. Pineo: In receipt of a letter about McKinney Park putting signage up dive classes.

We need to prepare for all meetings being in person and no longer virtual. Working with Brewster Academy for an updated lease for Brewster Beach. On May 27, 2021 a gentleman entered town hall and videoed employees. "First Amendment Audit" Any questions concerning this are to be directed to me.

10. Questions From the Press

N/A

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

N/A

12. Non-Public Session RSA 91-A

It was moved by Dave Senecal and seconded by Luke Freudenberg to move into non-public session. 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 Brad Harriman and seconded by Dave Senecal to come out of non-public session at 9:19 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 Dave Senecal and seconded by Luke Freudenberg to adjourn at 9:20 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

June 1, 2021

JUN - 1 2021

Board of Selectmen
Wolfeboro, New Hampshire

Re: Building Permit Fees

This letter proposes reducing building permit fees to zero, rather than the sizeable increase being proposed by the code officer. The rationale is economic fairness and an incentive for administrative efficiency.

Building code compliance through the permit process is a regulatory burden imposed by the town to enforce code compliance.

Persons building homes hire contractors who provide home owners the service of code compliance. Enforcement compliance assures buildings in the town meet code standards, thereby preventing draws on other town services (fire, water, sewer, medical) that could result from a failure to meet code. As such, code enforcement is a service to the town, who is the primary beneficiary of the service.

Since the town is the primary beneficiary, the town should bear the cost and allocate it out to all home owners through the property tax since on an ongoing basis all homeowners benefit from the reduced draw on town services that result from code compliance. All building permits result in an increase to the town tax base so that a reliance on the property tax will result in each permit producing tax revenue for the town that can be used to cover the cost of code enforcement administration. Reliance on the property tax base will also avoid any cost discrimination to home builders on the basis of income.

The key reason for relying on the property tax base rather than building permit revenue for funding code enforcement is that it provides an incentive to the town and the code officer for providing this service on the most administratively efficient and cost effective basis possible. If the code office is able to pass all its expenses on through building permit costs, it has no incentive to deliver its services in an efficient manner. Currently the largest drag on national productivity is the cost of delivering government services since there are few internal incentives for productivity enhancement. High building permit costs is an abject example of an efficiency disincentive.

As an aside, it should be noted property owners do bear significant code compliance costs, in addition to building permit fees, through the inspection process by bearing the wage costs of trades people that are present for the inspection. I had one Wolfeboro plumbing inspection where the code officer was over an hour late that cost me \$200 to pay the plumbers just to wait. The wage cost of the plumbers for the inspection was on top of the \$200.

Unfortunately, I am not able to sign this letter for fear of reprisal by the code officer.

Cc. Rep. Brodie Deshaies

Permit Type	2021 Current Fees		Proposed 25% Increase	Proposed 50% Increase	Proposed 75% Increase
Demolition/Raze	\$	25	\$ 31	\$ 38	\$ 44
Electrical	\$	25	\$ 31	\$ 38	\$ 44
Plumbing	\$	25	\$ 31	\$ 38	\$ 44
Gas Piping	\$	15	\$ 19	\$ 23	\$ 26
Alternative Energy/Solar	\$	35	\$ 35	\$ 35	\$ 35
Swimming Pool Above Ground	\$	50	\$ 63	\$ 75	\$ 88
Swimming Pool In Ground	\$	100	\$ 125	\$ 150	\$ 175
Fences	\$	25	\$ 31	\$ 38	\$ 44
Wood Stoves	\$	25	\$ 31	\$ 38	\$ 44
RE-Inspections	2021 Current Fees		Proposed Increase		
1st Re-inspection	\$	35.00	\$ 50.00		
2nd Re-Inspection	\$	35.00	\$100.00		

NOTE: These fees have been rounded to nearest dollar

LAKES REGION MODEL RAILROAD MUSEUM, INC.

**CREATING A STATE-OF-THE-ART INTERACTIVE MODEL
RAILROAD AND HISTORY MUSEUM IN THE CENTER OF
WOLFEBORO IN THE 1872 BOSTON AND MAINE
FREIGHT SHED.**

PO BOX 713, WOLFEBORO, NH 03894

Wolfeboro's Boston & Maine Freight Shed - circa 1890



The Freight Shed in 2017



Capital Projects Update Report

5/26/21

YR	Art #	Project	Budget	Spent	Encumbered	Balance	Comments
2021	8	Effluent Disposal Study	\$ 3,500,000	\$114,771	\$2,353,179	\$ 1,032,050	Closed on land purchased along 19 Mile Brook in Wolfeboro. Wetland Permit received, contract to be signed with Low Bid Contractor, Weaver Brothers for \$2,032,000 (\$1,118,000 below engineers estimate). Contract with Underwood Engineers for Contract Administration signed (\$235,000); Contract with FB Environmental for 3 year surface water study signed. SRF loan moving forward, with a 15% Loan forgiveness. Based on updated total project cost of \$2,682,000, loan fogiviness would be about \$400,000. Following completion of this project the Sewer Fund Lawsuit balance would be around \$1.5 million, with plans to use for Sewer Pump Station upgrades. Contract signed on 5-18-2021. Construction underway.
		01-57791-100					
2021	9	Recreational Dock Repairs	\$ 850,000	\$103,472	\$664,366	\$ 82,162	Project bid in Fall of 2020, qualified Low bid, Chesterfield is contractor. Completed Dock A, last fall under previous authorization and completed Dock B under the 2021 Authorization. Schedule to rebuild docks C & D starting right after Labor Day. All docks closed down afte Columbus Day and complete balance of project by May 1, 2022.
		01-57791-101					
2021	10	WWTP AMP	\$ 30,000				NHDES rejected the Draft scope of work for the next phase of the Asset Management Plan, Working with Woodard & Curran on an acceptable scope of work for this grant
		01-57791-102					
2021	18	Town Road Upgrades	\$ 650,000	\$34,237	\$615,095	\$ 668	Stoneham Road bid out and awarded to low bid Integrity Earthworks for \$380,000. Work has begun , drainage and road work schedule for completion by mid June, paving before end of June. Bryant Road schedule for overlay during same mobilization by GMI. Town crews working on Drainage for East Clark and Goodrich Road, grinding complete 5-21-2021, base paving early June. Note: Reducing width of Goodrich and East Clark Road to allow for better shoulder, snow storage and drainage. Clark Road overlay is also scheduled for June.
		01-57791-108					
2021	19	High & Park; Road & Sewer	\$ 536,000		\$ 499,529	\$ 36,471	Contract signed with Low Bid Contractor Jake Dawson. Construction easements obtained from American Legion and work is well underway. Water Tie in at Park Street successful and water line work on going at Park. Construction to take all summer.
		01-57791-109					
	19	High & Park: Water	\$ 345,000	\$ 9,007	\$ 256,664	\$ 79,329	
		02-57791-109					
	19	Sub-Total for Full Project	\$ 881,000	\$ 9,007	\$ 756,193	\$ 115,800	
2021	20	RR Ave layout	\$ 100,000	\$ -	\$ 9,200	\$ 90,800	PO issued to Underwood Engineers for Survey Plan for Layout of Railroad Avenue as a Town Road and for site work plan. Town working with Railroad Museum, Condo Association and Water Ski Club on Drainage, underground utilities and parking. Should have a Plan for review by BOS this summer. Work to be done by Highway Department and paved by GMI. Condo Association will repave their property and coordinate work with us.
		01-57791-110					
2021	21	Sewer PS Eng.	\$ 100,000		\$ 34,732	\$ 65,268	HDR (new engineer) selected based on an RFQ, completing phase 1 evaluation. Lehner Street PS to be replaced by a new Skid Mounted Gorman Rupp Station with new wet well and enclosure. Developing a Design/Build (that is, have project design and constructed by end of 2022) proposal for authorization at 2022 Town Meeting. Mill Street Pump Station requires further evaluation and engineering, submitting SRF Pre-Application for the Design (2022) and Construction (2023) of Mill Street, estimated at \$1,5 million. Phase 2 Engineering PO for \$25,502 about to be issued.
		01-57791-111					
2021	26	WWTP CRF	\$ 175,000			\$ 175,000	In accordance with Plan presented at Town Meeting going forward with Master Plan effort. The needs at WWTP are significant and we have been delaying Major upgrades as we have been dealing with most critical components using Capital Reserve Fund. Going forward I am recommending applying for an SRF Pre-Application and address the numerous needs we have been putting off for years. The estimate is growing and could be north of \$10,000,000 (Note: back in 2007 WP estimate cost for upgrades back then at \$12 million). The GOOD NEWS is that there is a good chance that the loan forgiveness will be increased from 15% to possible 50%. If we can secure a low interest SRF loan with principal forgiveness, we should address the NEEDS we have put on hold for 15 years.
		01-57791-116					
2021	27	PW Vehicle CRF	\$ 180,000			\$ 180,000	Monies have not been transferred, however, PO's have been issued for new HD-1 Truck and SW-8 (one of 2 trash compactors). Following deposit of 2021 authorization and payment for this years purchases, CRF should have a balance of about \$116,000 plus interest.
		01-57791-117					
2021	28	Building CRF	\$ 75,000			\$ 75,000	No activity
		01-57791-118					
2020	11	Carry Beach Parking	\$ 450,000	\$ 349,060	\$ 97,976	\$ 2,964	Low Bid Contractor Ambrose, started work in Fall and was substantially complete by beginning of winter. Contractor has Finish landscaping, fencing, installation of trees and final paving. Gate House built and Beach ready to open for Memorial Day Weekend.
		01-57790-100					
2020	15	Town Road Upgrades	\$ 850,000	\$ 743,829	\$ 101,167	\$ 5,004	Balance of Funds for Bryant Road Overlay and Landscaping on Pies Street.
		01-57790-104					
2020	17	Recreational Dock Repairs	\$ 170,000	\$ 162,238	\$ 3,619	\$ 4,143	Dock A completed and balance carried forward with 2021 Authorization to complete balance of recreational docks
		01-57790-105					
2020	35	Electrical Generation Bldg. Study	\$ 25,000		\$ 25,000	\$ -	Bergeron Technical Services contracted to perform feasibility study, should have draft report soon.
		01-57790-115					
2019	12	Pleasant Valley Road Bridge	\$ 1,240,000	\$ 1,045,040		\$ 194,960	RM Piper, from Plymouth, NH, successful low bid of \$882,631. Quantum Construction Engineering Contract of \$126,764. Project has been completed and will come in under budget as we did not have to use contingency. Working with NHDOT & QCC on reimbursement of about \$800,000.
		#01-57789-135					

TOWN OF WOLFEBORO, NEW HAMPSHIRE
(the "Issuer")

CERTIFICATE OF VOTE REGARDING AUTHORIZATION
OF BONDS AND APPROVAL OF
LOAN AGREEMENT WITH THE NEW HAMPSHIRE MUNICIPAL BOND BANK

I, the undersigned Clerk of the Issuer, hereby certify that a meeting of the Governing Board of Issuer (the "Board") was held on _____. A quorum of the Board was in attendance and voting throughout.

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

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

RESOLVED: That under and pursuant to the Municipal Finance Act, Chapter 33, N.H.R.S.A., as amended, the New Hampshire Municipal Bond Bank Law, Chapter 35-A, N.H.R.S.A., as amended, and other laws in addition thereto, and to votes of the Issuer duly adopted on March 9, 2021 under Articles 7 and 9 of the Warrant for such annual meeting of the Issuer there be and hereby is authorized the issuance of a \$2,700,000 Bond of the Issuer (the "Bond") which is being issued by the Issuer to finance (i) constructing and converting the distribution system voltage from 4KV to 12.47KV on North Main Street from Forest Road, north to the end of Circuit 2-1 (\$1,850,000) and (ii) reconstructing and upgrading the Wolfeboro Bay recreational finger docks B, C, D, E, F and G (\$850,000).

The Bond shall be dated as of its date of issuance, shall be in such numbers and denominations as the purchaser shall request, shall mature in accordance with the schedule set forth in Exhibit A to a certain Loan Agreement hereinafter described (the "Loan Agreement"), shall bear a net interest cost rate (as defined in the Loan Agreement) of two and one quarter percent (2.25%) per annum or such lesser amount as may be determined by a majority of the Board. The Bond shall be substantially in the form set forth as Exhibit B to the Loan Agreement and otherwise shall be issued in such manner and form as the signatories shall approve by their execution thereof.

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

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

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

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

RESOLVED: That the useful life of the project being financed is in excess of ten (10) years.

I further certify that said meeting was open to the public; the aforesaid vote was not taken by secret ballot nor in executive session; that the votes were taken by roll call if the meeting was held remotely/virtually and in accordance with Governor's Order #12; that notice of the time and place of said meeting was posted in at least two (2) appropriate public places within the territorial limits of the Issuer, or published in a newspaper of general circulation in said area, at least twenty-four (24) hours, excluding Sundays and legal holidays, before said meeting; that no deliberations or actions with respect to the vote were taken in executive session; and that the minutes of said meeting have been promptly recorded and have been or will be made open to inspection within one hundred forty-four (144) hours of said meeting, all in accordance with Chapter 91-A, N.H.R.S.A., as amended.

I further certify that the above vote has not been amended or rescinded and remains in full force and effect as of this date.

WITNESS my hand and seal of the Issuer this ____ day of _____, 2021.

CLERK OF ISSUER

(SEAL)

THE PROJECT

- **Phase 1 - Rehabilitate the building for public use**
- **Phase 2 - Construct inside a museum space, including office and an ADA bathroom**
- **Phase 3 - Create the Model Railroad Museum**

WHAT HAS BEEN DONE BY VOTERS

- * Warrant article in 2016 – Town purchases freight shed with conditions, 668 to 203.
- * Warrant Articles in 2017 –
 - To authorize LRMRM to rehab and to set aside \$95K in Capital Reserve to match LCHIP funding, 654 to 252, and
 - To enter into a lease with LRMRM, 642 to 255.
- * Warrant Article in 2018 extending time for completion, 936 to 242.

FUNDING

- **Phase 1 - 2019 estimate to completion - \$380K**

Funding sources

- **LCHIP - \$130K, Town - \$95K, Private sources - \$155K**
- **Currently projected to complete at budget**

Phase 1 – Step 1







Phase 1 – Step 2









2021 Activities

Done

Replace asbestos roof with asphalt shingles

Repair roof edges and trim

Repair damaged rafters

To do

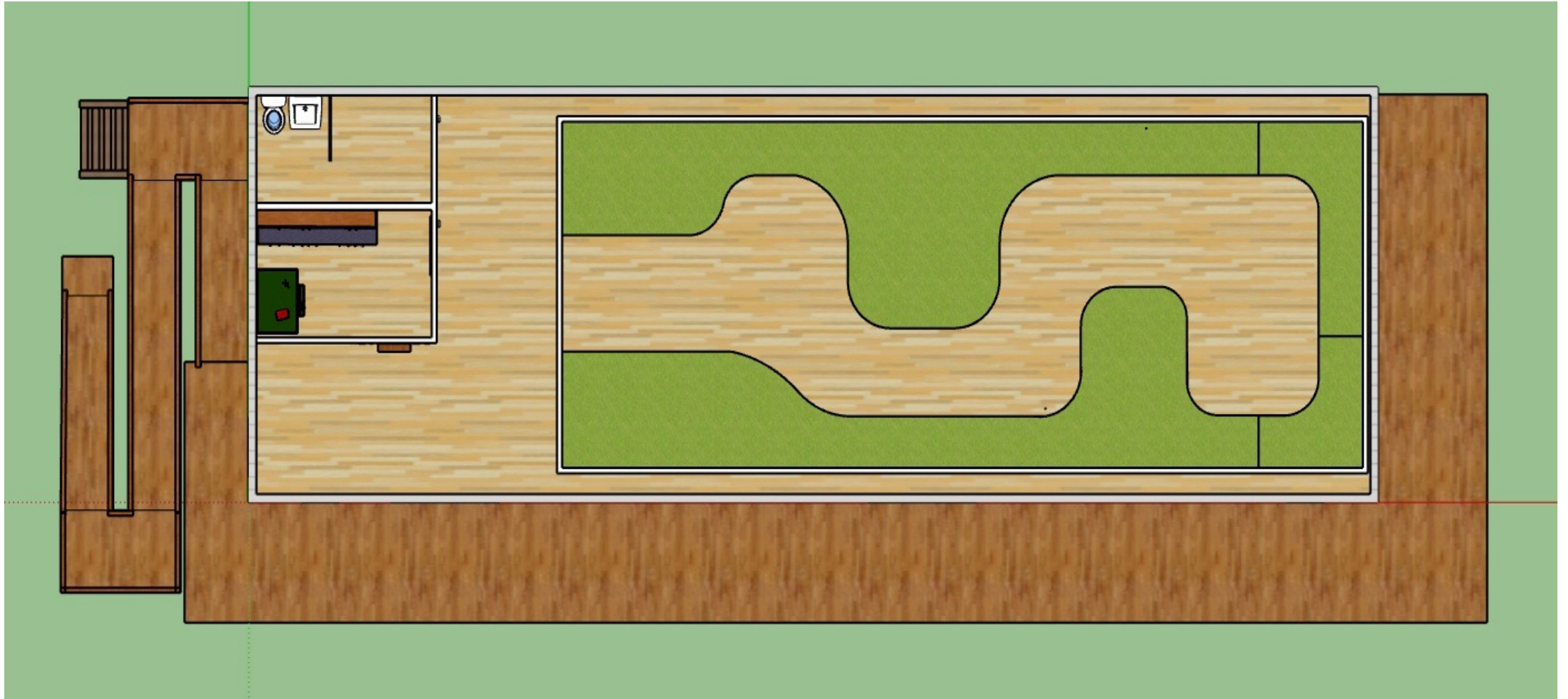
Repair and/or replace siding where indicated

Paint building

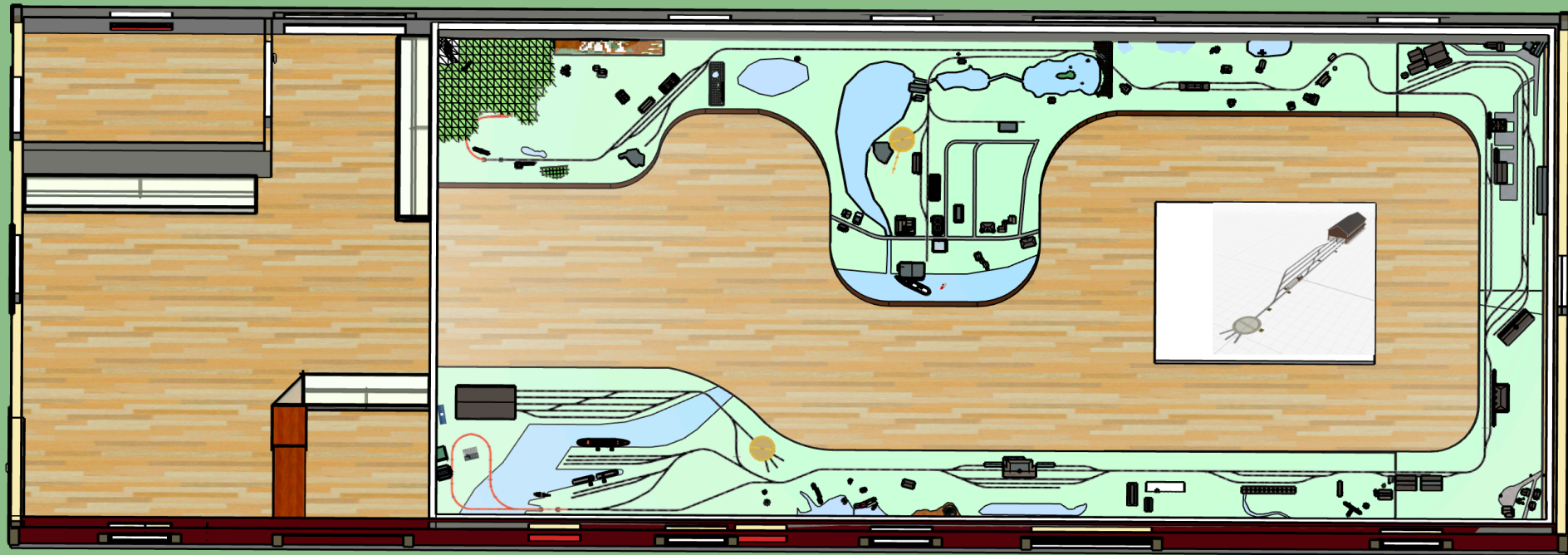
Build handicap ramp

Rebuild loading dock

A Plan Overview



One Possible Internal Layout

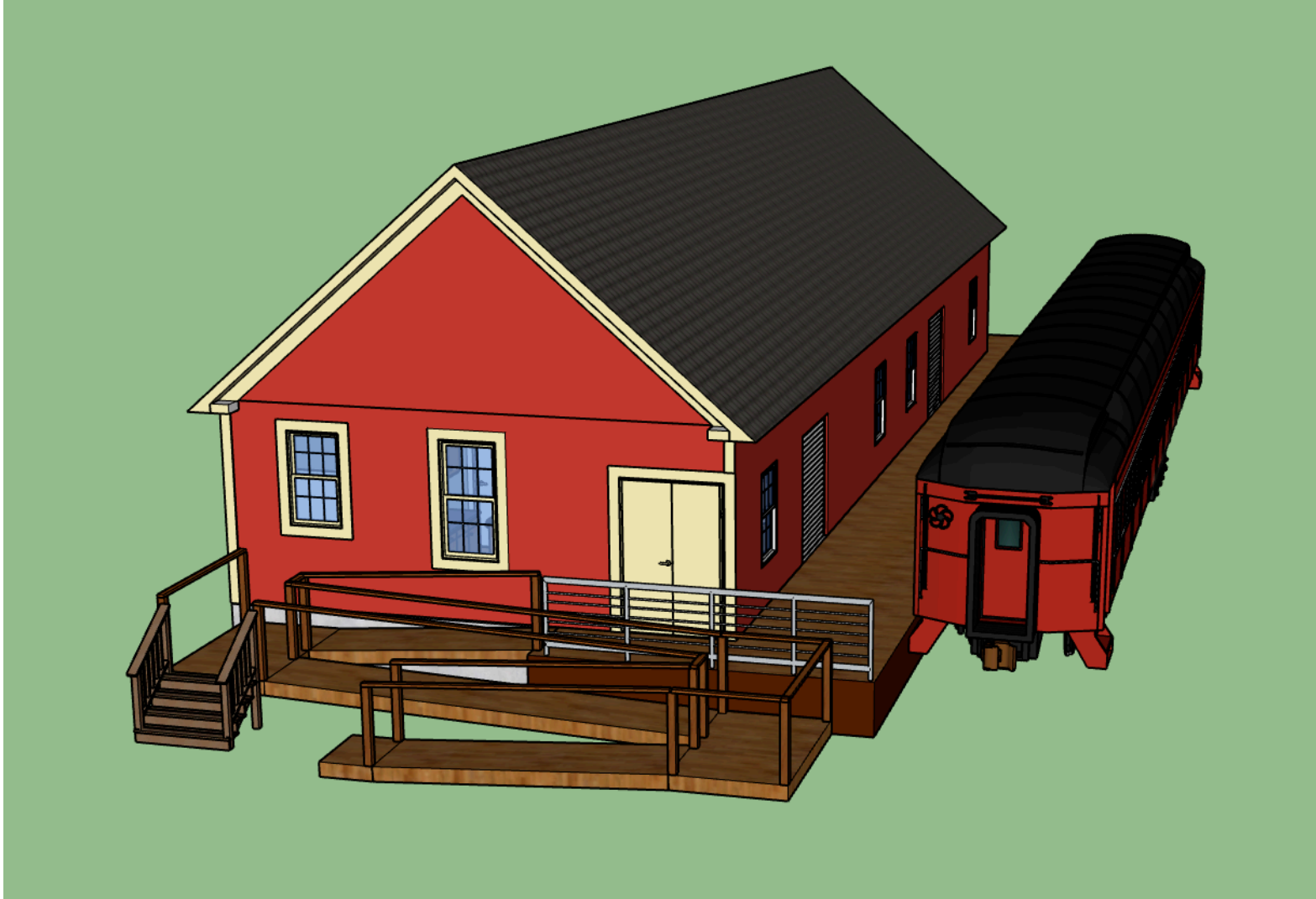




Museum Concept

- * Historical representation of how local economies changed when the railroads arrived and where the rails ran.
- * Modeling of local communities in the early 20th century with smart phone accessible back stories and historical commentary.
- * Allow visitors to operate the railroad, including remotely.
- * Illustrate and teach STEM to youngsters and youth groups.
- * Entertain and educate tourists and visitors about Wolfeboro and other local towns, with reference to the other museums.
- * Create an extraordinary self-sufficient asset in the center of Town, with world-wide appeal, that supports the development of Wolfeboro to the north, with year-round appeal.

One Day maybe



LAKES REGION MODEL RAILROAD MUSEUM, INC.

Thank you all for your support – we could not be doing this without you

We are an all-volunteer organization and are actively looking for people who can help participate, contribute, support, get involved, design, build, decorate, model, and help us with all the things that need to be done before we open our doors to the rest of the world.

LRMMRM, PO Box 713, Wolfeboro, NH 03894