

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
December 5, 2018

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

Staff present: Town Manager Becky Merrow, Police Captain Mark Livie, Planning Director Matt Sullivan, Finance Director Deb Zabkar, Library Director Cindy Scott, Fire Chief James Pineo and Recording Secretary Michele Chamberlain

Chairman Murray opened the meeting at 6:30 PM.

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

Chairman Murray stated a non-public session is needed to discuss reputation.

Bulk Vote

A. Weekly Manifests
November 23, 2018

B. Property Tax Abatements/Refunds

- | | |
|--------------------------------|-------------------------|
| i. 883 Center Street#P8 | Tax Map 102, Lot 8-P8 |
| ii. Gov. Wentworth Highway #E8 | Tax Map 133, Lot 20-E-8 |
| iii. 3 Melody Island | Tax Map 258, Lot 3 |

C. Yield Tax Levy - \$139.26

Chairman Murray stated on the third application the owner's address is not listed. The Board will pass the application but the form needs to be corrected.

It was moved by Dave Bowers and seconded by Paul O'Brien to approve the Bulk Vote. Members voted and being none opposed, the motion passed.

New Business

A. Default Budget

Deb Zabkar, Finance Director, addressed the Board. She stated the number she is proposing is \$26,856,570.00. She asked if the Board had any questions.

Chairman Murray stated she had reviewed the report and the methodology was very good. She was very pleased with the report.

It was moved by Paul O'Brien and seconded by Dave Senecal to approve the Default Budget at \$26,856,570.00. Members voted and being none opposed, the motion passed.

B. Revenues

Deb Zabkar, Finance Director, addressed the Board. She stated on page 2 of the report some of the Interfund Transfer numbers are contingent on the warrant articles. Therefore if changes are made to the warrant articles these revenues could be effective.

Chairman Murray stated she was very satisfied with the report.

It was moved by Brad Harriman and seconded by Dave Senecal to approve the Revenues Figures. Members voted and being none opposed, the motion passed.

C. Brewster Building Budget Revisit Report

Matt Sullivan, Director of Planning, addressed the Board. He stated he would like to request to withdraw the next two agenda items based on feedback that he received from the Town Manager and the Finance Director.

Paul O'Brien questioned if the Board was tabling the items or not addressing them.

Chairman Murray stated tabling means we will not be addressing.

It was moved by Dave Senecal and seconded by Brad Harriman to approve tabling items C and D on the agenda. Members voted and being none opposed, the motion passed.

D. Building Maintenance Capital Reserve Expenditure Request

Tabled – See above motion

E. Renewal of ERZ Certification

Ms. Merrow stated there is a law that allows some benefit to people that are within the ERZ to apply for various federally funded projects. This went before the Economic Development Committee and they were in favor of the renewal.

Mr. O'Brien questioned if there were any recent successes, milestones or events that have happened as a result of this.

Ms. Merrow stated not at this time but she would be happy to start working on that and in the next month or so she may propose an addition to the ERZ.

Chairman Murray stated it was talked about at the EDC and they are looking at the bank building zone. She believed GI Plastics used this.

Mr. Sullivan stated the ERZ is an offset to the BTP. He stated they intend to submit a request for the bank parcel although it has not been done as part of this renewal but we have indicated that we

will be putting in a request. He stated in this particular ERZ there have not been any projects that have taken advantage of the tax credit but we can still do it in the future. The ERZ is set to end in 2020 or 2021.

Mr. O'Brien questioned when the Town first adopted this program.

Mr. Sullivan stated the plan was adopted five years ago.

Mr. O'Brien stated in the last five years there hasn't been any projects but in the next 20 months we might have one.

Mr. Sullivan stated this should be a goal but we are not guaranteed that we will have tax credits awarded but it sets up the opportunity. He suggested sending mailers out to the existing businesses.

Chairman Murray stated she thought there were restrictions making it harder for smaller businesses to apply for the tax relief.

Mr. Sullivan agreed but thought it could be possible.

Mr. Bowers stated maybe a sign could be posted.

Mr. Sullivan stated many towns have signs stating you are entering an ERZ zone. He was not sure if this was the approach the Town should take but we can certainly do more to make it known that the ERZ is present.

It was moved by Dave Bowers and seconded by Dave Senecal to approve the Renewal of ERZ Certification and designate Becky Merrow, Town Manager as Contact Person and Authorized to sign document. Members voted and being none opposed, the motion passed.

F. Update on Library Project

Cindy Scott, Library Director, addressed the Board. She stated the project started off a little slow because there was a delay with the site people. They are working hard to try to catch up on lost time. The driveway has been closed off and we have a temporary driveway that is 50 feet south of the old driveway. The main entrance has been closed off and we are using the back entrance as the main entrance. There is a new book drop off in the back entrance. There has been a wall put inside the library to separate the construction workers from the library. They are working on putting the footers in for the new roof structure. Last week we developed some new roof leaks and had water coming in the building so it is a good thing this project passed this year. We have moved the periodical section. We have had a few complaints but for the most part people are very excited about the project. We have moved practically everything in the library so people need to ask for assistance if they can't find something. We will be changing our hours starting next week to accommodate the construction work. We will be closed Wednesday mornings starting December 12th and the new hours will be 12- 8. We will be closed all day on Fridays starting December 14th. We are not sure how long these hours will remain in effect for. We have been working on energy but we have run out of time for the 2019 warrant cycle. We will continue working so hopefully it can be done in 2020. The Town Manager has been working on bonding issues and the Foundation will be meeting next week and there will be a transfer of funds shortly after to the Town. The

Trustees have already approved what remains in our building fund to be transferred to the Town. The Town should receive this before the end of the year.

Chairman Murray questioned where on the Town Website the public would be able to see the library's hours.

Ms. Scott stated they can view the library website but she thought it was posted on the Town website by Anne Marble.

Chairman Murray stated it will be on the front page of the Home page.

Ms. Scott stated the hours are posted on the front page of the Library website. She stated the hours have been published in the Granite State News and we have put signage up. We have had a lot of comments about the hour changes on our Facebook page and people enjoy the pictures we have posted.

Mr. O'Brien stated we ran out of time on our solar energy project for the library but he wanted the public to know that the library could eventually be Net Zero. He wanted to make sure that they continue to discuss the possibilities and that it is not put on the back burner. We need to discuss a Net Zero metering policy and clarify on the Town's theory on how we can do that. The problem with clean energy is where we can come up with the one-time fee. He would like to see this on the agenda every month so we can do this right next year.

Chairman Murray stated as soon as the study comes in we should look at this. She asked Mr. O'Brien to remind her.

G. Use of Cate Park for a Wedding

Ms. Merrow stated the parties were not able to attend tonight but asked if it could be approved without them present.

Chairman Murray stated her only concern is that they understand that the park is opened and in the past we have allowed snow mobiles to be parked there.

The Board agreed to allow the wedding in Cate Park.

Chairman Murray stated the Town Manager will send a letter telling the couple about the conditions.

It was moved by Dave Senecal and seconded by Brad Harriman to approve the use of Cate Park for the Wedding of Renee Surprenant and Kevin Moazeni on February 21, 2019 at 1:45 PM with the above conditions. Members voted and being none opposed, the motion passed.

H. Old Middleton Road Cemetery

Chairman Murray stated it is her understanding that this is handled by the Town Manager's office and she would like this tabled and send back to the Town Manager's office.

Ms. Merrow stated there are four lots that are available but there is a policy or an unwritten policy that they were only going to except burials in the new portion. This would be an exception to what she has been told.

Mr. Senecal stated if someone is requesting that they be buried there then he felt they should be allowed.

Chairman Murray stated her understanding was when the old cemetery is filled then we would move to the new cemetery.

Mr. Senecal stated unless someone requested to be put in the new cemetery.

Ms. Murray agreed.

Mr. Senecal asked Ms. Merrow to see which plots were left.

Chairman Murray stated the Board has no problem selling the remaining plots and then moving on to the new cemetery.

I. Application for Commercial Vessel Landing Permit for 2019

Chairman Murray stated Jamison Merriam of the Dive is not present tonight so she asked to table the application.

Mr. Senecal stated they need times and dates when the vessel would be landing. He would like to see a certificate of the captain of the vessel. He felt the Board should talk to Alton and Laconia as well.

It was moved by Dave Senecal and seconded by Paul O'Brien to table this application until the next meeting. Members voted and being none opposed, the motion passed.

J. Bike Signage Location

Dave Ford, Public Works Director, addressed the Board. He stated members of the Pathway Committee meet with the BOS last October to discuss the locations of where the signs "Bikes May Use Full Lane Signs" could be placed on South and North Main Street. The first sign would be placed heading north just before the entrance to Hunter's Market and the second sign would be placed heading south at Sewall Road. Mr. Ford stated if the Board was okay with this the next step would be getting approval from NHDOT.

Chairman Murray stated she thought there was parking just passed the Wolfeboro Inn.

Mr. Ford stated not in the first twenty to thirty feet.

It was moved by Paul O'Brien and seconded by Brad Harriman to approve the locations of the signs, as presented to the Board by Mr. Ford and to be presented to Bill Lambert from NHDOT. Members voted and being none opposed, the motion passed.

K. Water Distribution Increase to 2019 Budget

Chairman Murray stated an employee in the Water Distribution is getting married so this change needs to be sent to the Budget Committee.

Ms. Merrow stated this change was effective immediately so there may be a change in the December premium as well.

The Board agreed to send this to the Budget Committee.

L. RSA 284:51, I(b) - Keno

Ms. Merrow stated the Lottery has offered to present a full presentation that would take about 15 – 20 minutes if the Board wanted to set up a time for it.

Mr. Bowers stated we should do that.

Chairman Murray stated the law is set up to help funding with kindergarten. It provides funding for school districts that have full day kindergarten with the intent that funding will eventually but not immediately come from the proceeds of Keno operations in the State. It looks like a great idea but the liquor commission was the same way and it did not always do that.

Mr. O'Brien questioned if we get the benefit even if we do not have Keno in our Town.

Ms. Merrow stated that is correct.

Chris Ahlgren, Owner of Jo Greens, addressed the Board. He stated Keno has already donated millions of dollars to public kindergarten. The goal is to eventually fund all kindergarten. Mr. Ahlgren stated as of now a town does not have to be a member to receive funding but there is a bill in legislation that is being brought forward to change that. Keno is similar to all other Lottery games. Mr. Ahlgren explained the process of the game. Keno is only available in "pouring" establishments. Alton and Ossipee already have Keno.

Chairman Murray stated any establishment that sells liquor can decide if they want to put Keno in or not in their facility.

Mr. Ahlgren agreed. He stated a warrant article needs to be passed to allow Keno. The licensing fee is \$500.00 and the Lottery supplies all of the equipment. The establishment receives 8% of the wagering, 70% goes to pay outs, 2% for administration fees, 1% for gambling help and the remaining portion which is about 20% goes towards funding the schools.

Chairman Murray stated once it is put on the warrant it can't be changed at the Deliberative Session. The public hearing could be scheduled on February 20, 2019.

There was discussion on how this could be done correctly.

Chairman Murray questioned the date. She suggested tabling it until Ms. Merrow could get the correct information on the date and timing for the Board to get in on the warrant and have a public hearing.

Paul O'Brien suggested scheduling a public hearing and have the Town Manager get back to us with a date.

Chairman Murray stated she would like a legal opinion on the matter. The Board is meeting next Wednesday so we could get the answer and then pick a date next week.

Mr. O'Brien agreed.

Chairman Murray stated the intent is to get Keno on the warrant and schedule a public hearing in the right timeframe.

M. Set Public Hearing Date for Bonds or Notes over \$100,000

Chairman Murray stated we have two projects.

Ms. Merrow stated we have the Electric project and the Pleasant Valley Road Bridge.

Chairman Murray stated the date is January 2, 2019.

The Board agreed.

N. Cover of 2018 Town Report

Chairman Murray stated last year we had the Library on the back cover and the front cover had the Town Docks.

The Board discussed different picture options (see attached sheets). All of the pictures will be in color.

It was decided to have a picture of the Foss Field Pavilion on the front cover and a picture of Bean Park on Back Bay on the back cover.

It was moved by Dave Senecal and seconded by Linda Murray to approve the picture of the Foss Field Pavilion to be on the front cover of the 2018 Town Report. Members voted and being none opposed, the motion passed.

It was moved by Brad Harriman and seconded by Dave Senecal to approve the picture of Bean Park on Back Bay to be on the back cover of the 2018 Town Report. Members voted and being none opposed, the motion passed.

O. Dedication of Town Report and In Memory

Chairman Murray stated Ms. Waterman has provided the Board with a few names. Chairman Murray stated she felt Stan Stevens and Don Hughes should be included. She asked the Board if they wanted to include anyone else.

Mr. Bowers suggested Tom Elkinton.

Chairman Murray agreed he was very supportive of the Community.

Mr. Senecal suggested Yvonne Bernier. She was a member of the Budget Committee for a number of years.

Chairman Murray felt there should be a picture of Stan Stevens because of his role in the Town as a former Police Chief.

Chairman Murray asked the Board if they were comfortable with having Stan Stevens, Don Hughes, Tom Elkinton and Yvonne Bernier in the Town Report. She stated they would need pictures and a little write up of each person.

P. Community Center Condition

Chairman Murray stated she would like to set a date for the Board to tour the Community Center. She suggested 4:00 PM on December 12th.

Ms. Merrow stated the Parks and Recreation Department was hoping the Board could visit during daylight hours.

The Board decided on 3:30 PM, December 12th.

Chairman Murray stated the Board will tour the Community Center from 3:30 PM to 4:30 PM and then meet with the auditors at 4:30 PM. We need to meet about the Assessing contract and warrant articles.

Mr. O'Brien questioned if the meeting at 3:30 PM would be public.

Chairman Murray stated yes.

Chairman Murray read the letter from Mary Ellen Lorimor. (See attached letter)

Chairman Murray suggested holding a public hearing.

Mr. O'Brien stated at our last meeting we decided we should have a list of the dates and times when the Community Center was being used so the Board would have an idea of usage of the center. He felt the sentence "You do recall that the Ladies of the Lakes Quilters' Guild has the right to use this building in perpetuity by virtue of their financial contribution to the Town of Wolfeboro in excess of \$3000 several years ago to upgrade the Community Center's electrical system" was used as a legal term. He questioned if this right was granted to the Quilters.

Chairman Murray stated we would have to go back to the minutes to see how it was worded. She felt the Quilters wanted to have a public hearing so they could discuss their use of the building.

Mr. O'Brien stated those are legal words and he wants to know if they have the right and after they know this then they could have a public hearing.

Chairman Murray stated we will have to check the minutes. She agreed with Mr. O'Brien that those words mean forever so they should check on it. She asked Ms. Merrow to look into it. She asked

the Board if they wanted to hold a public hearing. She felt they owed it to the people that used the facility.

Mr. Bowers agreed to a public hearing.

Mr. Senecal stated he did not care.

Sarah Silk stated Anne Marble should have the document that was written up.

Chairman Murray stated there is a document.

Ms. Silk stated yes. There is a document.

Chairman Murray stated we will tour the Community Center on December 12th at 3:30 PM.

Q. 2019 Town Warrant

Chairman Murray stated before we start discussing warrant articles she wanted to pass out the questions for the auditor for the Board's review.

The Board discussed the following warrant articles:

Article A: To choose: two (2) Zoning Board of Adjustment Member for two (2) years

Chairman Murray questioned why this was crossed out.

Ms. Merrow stated we are in transition from an appointed Zoning Board to an elected Zoning Board.

Mr. Sullivan stated there has been some concern with how to transition from an appointed board to an elected board. There has been a discrepancy noted that in 2018 the Board of Selectmen appointed two members, Tim Cronin and Luke Freudenberg. They were appointed for terms of one year but should have been appointed for the full term of 3 years. It has been advised for the Zoning Board to come to the BOS at their next meeting to request an amendment to the record. It needs to be clear that those terms were appointed for the full 3 years.

Chairman Murray stated she was passing this to Mr. Senecal because she never votes on Zoning Board matters because of her husband.

Mr. Sullivan stated there will be one member in 2019 that is up for re-election.

Chairman Murray asked about alternates.

Mr. Sullivan stated the ZBA under statute is responsible for appointing alternates.

Article B: Zoning Ordinance Changes

Article C: Keno

The Board already decided to move this warrant article forward.

Article D: Adopt All Veteran's Tax Credit

The Board agreed to move forward on this warrant article.

Mr. O'Brien questioned if they were looking at language for the warrant articles.

Chairman Murray stated in the past the Town Attorney and DRA have reviewed.

Ms. Merrow stated they both would be reviewing the articles.

Article E: Purple Hart Plates

Chairman Murray stated this was deleted.

Article F: Special Detail Fund #1

Article G: Special Detail Fund #2

Article H: Special Detail Fund #3

The Board discussed these articles in great detail.

Chairman Murray stated she felt Fund #1 and #2 gave the option to the Police Commission to not repay the General Fund for the Special Details but they could use the money for other Police purposes.

Mr. O'Brien stated these articles are close in words. He felt they should be matching costs to revenues. He asked if these articles did that.

Ms. Merrow stated a balance was allowed to build up in a fund where it was never intended to have a balance accumulate.

Chairman Murray stated this is an error we are trying to correct but we don't need to change the original intent of the warrant article.

Mr. O'Brien stated there should be a minimal difference between revenues and cost.

Ms. Merrow stated it should not be a money making endeavor.

Mr. O'Brien stated the issue is we have \$60,000.00.

Chairman Murray stated that does not concern the warrant article. These two warrant articles are going to change the intent of the 2006 warrant article that only allows the Police permission to transfer the funds from the Special Detail Account to repay the General Fund for those details.

She stated Funds #1 and #2 allow for some flexibility on how the money that is collected in the Special Detail Account to be used. The Fund #3 will allow for a specific amount of money to be spent on Tasers or on a Cruiser.

Mr. O'Brien felt the voters would be confused with these articles.

Chairman Murray stated she was in support of Article H: Special Detail Fund #3 with a specific amount written in to support the purchase of either Tasers or a Cruiser.

Mr. O'Brien stated he was in support of Article H Fund #3 as well. He felt they were all very close.

Chairman Murray suggested choosing one article to present to the voters.

Mr. O'Brien questioned if there was a problem with the warrant article in 2006. He stated if there was not a problem with the warrant article then it does not need to be fixed.

Chairman Murray stated correct.

Mr. O'Brien stated the problem is we have too much money in the account. He felt Article F and Article G should be removed.

The Board agreed.

Captain Livie stated the difference is the line items. We bill for the use of vehicles.

Chairman Murray stated but it all relates to the Special Detail Account. The first few years the account revolved and there was not much of a difference.

Captain Livie stated there will always be a little bit of a difference.

Mr. Senecal stated we should take Article F and Article G off the draft Town Warrant.

It was moved by Dave Senecal and seconded by Paul O'Brien to remove Article F and Article G from the Draft Town Warrant. Members voted and being none opposed, the motion passed.

Chairman Murray told Captain Livie the Board needed to know if the Police wanted Tasers or a Cruiser and the price of the item.

Ms. Merrow questioned the price of a fully operated cruiser.

Captain Livie stated it is approximately \$49,000.00.

Ms. Merrow stated Chief Rondeau would like a cruiser.

Mr. O'Brien stated that is fine but we need a price.

Chairman Murray asked Captain Livie to get a detailed cost sheet and the items included with the cruiser.

Captain Livie asked the Board if they wanted a price for one item or for items up to \$60,000.00.

Ms. Merrow stated for one item because there will be some other adjustments on the remaining fund balance for things like NH Retirement.

Chairman Murray stated there may be some money next year.

Mr. O'Brien stated the words there will be no impact on the taxpayer should be included in Article H.

Chairman Murray and Ms. Merrow agreed.

Captain Livie stated he would have the draft to Ms. Merrow by tomorrow.

Article I: Establish Dispatch Equipment Capital Reserve Fund

Ms. Merrow stated she made the changes that were suggested.

Chairman Murray stated she would like the words "dispatch console" bolded.

Article J: 2019 Operating Budget

Ms. Merrow stated this is on the Budget Committee's agenda for tomorrow night.

Chairman Murray stated we can add the Default Budget. She suggested bolding the number.

Article K: Town Road Upgrades

Chairman Murray stated she would like this warrant article to be for two years so that the first year the base coat can be put down and the following year the top coat could be put down.

Mr. O'Brien stated if it is a multi-year appropriation then it should be tied to a direct project.

Chairman Murray stated she thought the Board could do a special warrant article and it allowed a second year on a warrant article. She would like the wording in this warrant article so they can do a base coat on Town Roads this year and then allow the next year for a top coat to be put down. She questioned if this would be a special warrant article or a multi-year warrant article.

Mr. O'Brien felt it would be a multi-year.

Chairman Murray felt they only needed the article to be for two years.

Mr. O'Brien stated this is a 2019/2020 appropriation.

Ms. Merrow questioned why the Board would not want the article to be for 5 years in case it takes longer than expected.

Mr. Harriman stated it should be finished in two years.

Ms. Merrow stated she would work on that.

Article L: Pilot Project Senior Meals

Chairman Murray stated she would like the words “summer pilot project, Abenaki Ski Lodge and conducted under the Parks and Recreation Program” bolded.

Chairman Murray stated a pilot is for one year.

Mr. O’Brien stated the word expand has been used twice. He felt the word “expand” should be removed.

Chairman Murray felt they were looking at how the pilot program worked. The Wolfeboro Senior Meals, a 501c 3 is running the program now and the Town would be paying for the summer pilot program because there isn’t one. This would allow the Town to see how the program works.

Mr. O’Brien stated he thought the words take over were discussed. He suggested getting clarity from the team on what they are proposing to the voters.

Chairman Murray stated they were going to try the program as a summer pilot and to see how the taxpayers felt about having the program in the summer. This would help the Board decide when the Wolfeboro Seniors ask us to take over the program. We discussed whether we wanted to take over the program before a Senior Center was built.

Mr. O’Brien asked for a sheet to be written up.

Ms. Merrow suggested a slideshow. She would ask the team leader, Matt Sullivan to work on it for her.

Chairman Murray questioned if they were committing to taking over the Senior Meals program. She felt that was not what the intent was before. She thought they were asking the public if they wanted to expand the existing program and if they were in favor of it then the Board could possibly look into taking over the whole program.

Mr. Harriman stated he thought if the program was successful it would come back as a warrant article for the following year. It would not just be added to the operating budget.

Chairman Murray agreed.

Chairman Murray questioned when the Board does a slideshow should they discuss the warrant article coming the following year.

Mr. O’Brien stated the cost should be included.

Mr. Senecal stated we need some explanation.

Chairman Murray asked Mr. Senecal if he was okay with this warrant article and then if this article is successful putting forward another warrant article for the next year. She asked the Board if they all agreed.

Mr. Sullivan stated he would discuss it with the Town Manager.

Article M: Pleasant Valley Road Bridge Construction

Ms. Merrow stated in her experience a letter is received from NHDOT when they are ready to put the matter on the warrant and it is very specific. This letter indicates there is no contingency permitted. She is concerned if they put a number on the warrant that they might not have enough money if the bids come in higher than expected.

Mr. Harriman stated that happened for the Center Street project.

Ms. Merrow stated the fiscal year for NHDOT starts in July and the Town's fiscal year begins in January but the appropriation begins in March.

Chairman Murray stated we need to get an accurate figure.

Ms. Merrow questioned if they should wait a year.

Mr. Harriman stated NHDOT will prepare a detailed report. Quantam Engineers will provide a detailed report and he felt the numbers should be pretty accurate. If the bids did come in a little high they could still award it and then work on a change order to appropriate more money. This could be done over two years. He did not want to delay the project.

Ms. Merrow stated we need to be clear to the public that we might need more money.

Chairman Murray stated this will be the best figure based on NHDOT's figure.

Mr. Harriman stated we need to rely on the engineer's estimates.

The Board agreed they wanted to go with the engineer's estimates.

Mr. O'Brien stated this is going to be a multi-year non-lapsing article and we should put words in saying the figure could be higher.

Chairman Murray stated she felt they should say the figure was based on NHDOT's figures.

Mr. Harriman and Mr. Senecal agreed.

Article N: Dockside Parking Lot Capital Reserve Fund

No changes

Article O: Dockside Public Restrooms Improvements

Chairman Murray wanted it listed as a special warrant article so it could be done over 2 years.

Ms. Merrow questioned if they were in favor of a non-lapsing article which is for 5 years.

Mr. O'Brien stated he was in favor of a non-lapsing article because there are a lot of projects associated with this project. He stated the project can only be done at a certain time, not in the winter and not in the summer when the area is busy.

Chairman Murray stated this article is only talking about the restrooms.

Mr. O'Brien stated he understood that but felt the project could be delayed because of the other projects involved.

Chairman Murray stated if we tear the bathrooms down then we need to build new ones. She was not in favor of waiting for restrooms.

Mr. O'Brien agreed but felt there was a lot of stuff to get done and wanted to make sure we had enough time. He recommended that the money be appropriated but that enough time was given to complete the project.

Mr. Senecal stated he agreed with Mr. O'Brien but felt that some of the projects could be done in the winter. He felt the restrooms and the dock expansion could be done in the winter. He felt most of the projects could be done in the off season without interfering with pedestrians.

Mr. Harriman stated the sea wall against Smith River will have to be done before the bathrooms. He stated that might take an extra year to complete. He agreed the bathrooms should be done as soon as possible. He agreed with Mr. Senecal that the wall could be worked on during the winter.

Chairman Murray asked Ms. Merrow to clarify if they use 5 years every single penny has to be spent.

Ms. Merrow stated the longest an appropriation can last under law is for 5 years.

Chairman Murray questioned if we get it done and we have \$50,000.00 left can we put that back into the General Fund.

Ms. Merrow stated yes.

Chairman Murray stated this is the only project to be done in 2019.

Mr. Senecal stated he would look at the area to make sure the bathrooms would not be affected.

Ms. Merrow asked to go with Mr. Senecal.

Mr. O'Brien stated we are not compromising anything we are just giving ourselves time.

Ms. Merrow stated this is going to be a bid contract.

Chairman Murray agreed to 2 years.

Mr. O'Brien wanted multi-years.

Mr. Senecal agreed to 2 years.

Mr. Harriman agreed with multi-years.

Mr. Bowers agreed with multi-years because it gives us more flexibility.

Chairman Murray stated the project will be done over multiple years then.

Article P: Building Maintenance Capital Reserve Fund

No changes

Article Q: Establish Carry Beach Parking Lot/Septic System Capital Reserve Fund

No changes

Article R: Fire Truck and Apparatus Replacement Capital Reserve

No changes

Article S: Public Vehicles and Equipment Capital Reserve Fund

No changes

Article T: Police Vehicles and Equipment Capital Reserve Fund

Ms. Merrow stated there is a notation in red. Should equipment be included? She would prefer leaving the word equipment in the article because of the flexibility.

Mr. Sullivan stated the discussion was that the CIP Committee did not want the dispatch console capital reserve to include any other equipment. He felt they were okay with this article including the word equipment.

Chairman Murray stated to omit the red notation and keep the word equipment.

Article U: Effluent Disposal Pilot Study

Chairman Murray stated she suggested this as a special warrant.

Mr. Harriman agreed it should be a two year project.

Article V: Abenaki Ski Area Capital Reserve Fund

Ms. Merrow stated we just received a proposal to repair the groomer as opposed to replacing it.

The repairs are going to cost approximately \$11,000.00. We wanted to be able to take the \$65,000.00 appropriation off of the warrant which is Article W. However, we would like to add approximately \$6,000.00 to the normal appropriation of \$16,750.00 so there would be enough money to buy a groomer in 2020 if this one fails.

Chairman Murray stated this needs to be redone. She would like to know when we fixed the light poles in 2016 whether they all have been upgraded. She was unsure if they did part of the poles. We need to know this information.

Mr. Harriman questioned if the \$65,000.00 would be a replacement purchase for a used groomer or a new groomer.

Ms. Merrow stated it would be used. Parks and Recreation is concerned that they are not going to get anything.

Mr. O'Brien stated he felt it would be better to spend \$65,000.00 on a used groomer than spend \$11,000.00 on repairs.

Chairman Murray stated we received the groomer from the Friends of Abenaki. She stated they might be able to raise money to help us pay for part of a new groomer.

Ms. Merrow stated there was a tone at the last Budget Committee Meeting about cutting \$50,000.00 from Parks and Recreation so the reaction was to think about repairing the groomer instead of replacing it.

Chairman Murray stated it is not coming out of the Operating Budget it will be coming out of the Capital Reserve Account and it would not have any impact on the budget. There is enough money right now at \$65,000.00 to purchase a groomer right now.

Ms. Merrow stated that is correct.

Chairman Murray stated it has nothing to do with the budget at all.

Ms. Merrow stated we are looking for some direction.

Mr. Harriman suggested purchasing a new used groomer for \$65,000.00. He felt it did not make sense to spend \$11,000.00 on the old groomer when it might not last. He questioned the value of the machine.

Mr. O'Brien agreed.

Chairman Murray stated if we put the regular \$16,750.00 into the regular warrant article we have \$73,000.00. She would like to know about the light poles.

Mr. Senecal stated we are going to leave this article in at \$21,750.00.

Chairman Murray stated she would like to move it back to the \$16,750.00.

Mr. Senecal stated okay but we are going to put money into the Capital Reserve Fund.

Chairman Murray stated yes.

Mr. Senecal stated we already have \$73,000.00 in the account. He would like a price for turning in the groomer we have now and buying a new used groomer. He agreed with the other members that they could take the money out of the capital reserve account this year. He would still like to put money into the capital reserve fund.

Chairman Murray agreed. She asked the Board if they were okay with the amount being \$16,750.00.

Mr. Harriman stated it would keep the account on track.

Article W: Abenaki Ski Area Groomer (Removed)

Article X: Wastewater Treatment Plant Capital Reserve Fund

No changes

Article Y: Public Safety Building Capital Reserve

Chairman Murray stated the words “to authorize the withdrawal of forty thousand dollars to continue the ongoing study of renovation of or construction of a new Public Safety Building” were removed from the article. She stated it is in the capital outlay budget.

Mr. Pineo stated it is in the capital outlay for the Public Safety Building.

Chairman Murray stated we voted that way and we asked the Budget Committee where they wanted us to take the money from. The Budget Committee wanted the money to come out of the budget not the capital reserve account. We need to make sure we remind them of that decision.

Mr. O’Brien stated the Budget Committee had a brief discussion the other night about zeroing the line out so it may come up tomorrow night.

Chairman Murray stated we will need to remind the Budget Committee.

Article Z: Townsend Brook Dam

Chairman Murray stated she asked for this article to be a special warrant article.

Ms. Merrow stated we may be eligible for FEMA money for this project but FEMA is extremely slow. She suggested a multi-year article.

Article A-1: Water Quality Improvement Capital Reserve Fund

Ms. Merrow stated this is the one we had different amounts.

Chairman Murray stated she cut back to \$50,000.00.

Mr. O'Brien questioned if Mr. Ford was okay with the cut.

Chairman Murray stated he said he was okay with the cut.

Mr. O'Brien stated it was fine.

Article B-1: AFSCME Contract Agreement

No Changes

Article C-1: Police Union Contract Agreement

No Changes

Article D-1: Electrical Distribution Conversion Phase #5

Ms. Merrow stated there was some discussion on only having to appropriate the first year or for the full amount. She stated she felt the entire amount should be appropriated.

The Board agreed.

Mr. Sullivan stated there was a misunderstanding. He agreed with the entire amount being bonded.

Mr. O'Brien stated it is going to be bonded. Are we bonding the whole amount or the three increments of \$1.3 Million?

Ms. Merrow stated we are having that debate right now over the Library on their bond. We had envisioned having a construction bond which would allow us to make withdrawals instead of getting all of the money because it saves money in interest. The bank would prefer to do it the opposite way because they would get interest on the full amount.

Chairman Murray questioned if this was being done with a Commercial Bank or the Municipal Bond Bank.

Ms. Merrow stated the Bond Bank sold us the loan because they do temporarily finance free but they failed to be specific about the full amount. We thought we were going to have a closing on December 19th but today we were instructed by bond counsel to approach our own individual bank because they were not willing to do a construction loan.

Article E-1: Libby Museum Feasibility Study & Final Decision

Ms. Merrow stated this has a no tax impact.

Chairman Murray stated this usually is put at the end.

Mr. Harriman questioned if Chris Williams had gotten back to Ms. Merrow since the last Building Committee Meeting. They were going to get us some numbers about finishing up the feasibility study and get bid prices ready.

Ms. Merrow stated she has not heard from them and Ms. Albee asked her to send the minutes to them.

Article F-1: Dockside Repair

Chairman Murray stated she would like the word bulkheads bolded.

Mr. Harriman stated he thought it was called Dockside Dock Repair last year. (The header)

Mr. Senecal suggested having Tighe & Bond present a power point presentation.

Article G-1: Dockside Expansion Capital Reserve Fund

Mr. Harriman stated he thought it was called Dockside Dock Expansion Capital Reserve Fund last year.

New – no money

Mr. Senecal stated we will not be doing this for a while but he felt some funding should be put in. The project was estimated to cost about \$350,000.00 for just the expansion of the docks. He suggested putting in \$100,000.00 for a couple of years.

Chairman Murray suggested \$50,000.00.

Mr. Senecal stated we have plans that are good enough to send to the State already.

Mr. Sullivan stated we have permit ready plans and a cost estimate. The existing dock repairs are estimated to cost \$478,000.00, the dock expansion repair is estimated to cost \$250,000.00, the berth realignment for the Mount Washington is estimated to cost \$370,000.00 and the wall repairs are estimated to cost \$244,000.00. The total cost of the project would be \$1.34 million which is a significant increase in cost than we had originally thought. This is a much more detailed cost estimate than we had last year.

Mr. Senecal stated the numbers we had before were only for the dock expansion.

The Board agreed to put \$50,000.00 into the dock expansion capital reserve fund.

Mr. Senecal will get the committee back together to discuss the berth realignment for the Mount Washington.

Chairman Murray stated the issue is now that these warrant articles cost \$423,000.00 more than last year.

Ms. Merrow stated she needed to add one more warrant article but it did not have any tax impact. The Library would like to use some of the funding they received in 2018 from the Betty Jane Schroth so they would like to have a warrant article to utilize that fund.

Chairman Murray asked the Board what they wanted to do. She suggested looking at areas that they could cut.

Mr. Bowers stated two notes should be put with the warrant articles the cost of health insurance and inflation. We should see what our budget increase is compared to inflation. He would give the information to Ms. Merrow.

Mr. Senecal stated everything is needed and it is unfortunate that the numbers keep going up but to operate this Town these are the things that are needed.

Chairman Murray stated the cost is so much higher. She felt they could reduce some of the amounts going into the capital reserve accounts.

Mr. Senecal stated 73% of the tax rate goes to the school not the Town. We need to protect our assets. He did not feel their budget was the problem. He felt the school budget was the problem. He was not in favor of cutting anything or going over everything again.

Chairman Murray stated she wanted to look at ways they could cut.

The Board discussed this issue in great length and after a lot of discussion agreed to remove Article Z: Townsend Brook Dam for \$95,000.00.

It was moved by Paul O'Brien and seconded by Dave Bowers to remove Article Z: Townsend Brook Dam for \$95,000.00. Members voted and being none opposed, the motion passed.

Mr. Harriman stated Article X: Wastewater Treatment Plant Capital Reserve Fund is listed for \$175,000.00. He questioned if \$50,000.00 was from insurance money.

Chairman Murray stated yes.

Ms. Merrow stated they could vote to raise and appropriate \$50,000.00 from the General Fund Surplus and there would be no tax impact.

Chairman Murray stated she was okay with that idea.

Mr. Senecal stated he was frustrated with the process.

It was moved by Chairman Murray and seconded by Brad Harriman to change the amount of Article X: Wastewater Treatment Plant Capital Reserve Fund to \$125,000.00 and take \$50,000.00 out of the unassigned fund balance. Paul O'Brien and Dave Senecal abstained. Chairman Murray voted- yes, Brad Harriman voted – yes, and Dave Bowers voted – yes. The vote was 3 to 2 so it passed.

Chairman Murray stated we need to put the warrant articles in order. The two bonded articles must go first.

The order is as follows:

1. Article D-1 – Electrical Distribution Conversion Phase #5
2. Article M – Pleasant Valley Road Bridge Construction
3. Article K – Town Road Upgrades

4. Article J – Operating Budget
5. Article O – Dockside Public Restroom Improvements
6. Article U – Effluent Disposal Pilot Study
7. Article E-1 – Libby Museum Feasibility Study & Final Design
8. Article – Library added at end
9. Article R – Fire Trucks and Apparatus Replacement Capital Reserve Fund
10. Article S – Public Works Vehicles and Equipment Capital Reserve Fund
11. Article X – Wastewater Treatment Plant Capital Reserve Fund
12. Article I – Establish Dispatch Equipment Capital Reserve Fund
13. Article Q – Establish Carry Beach Parking Lot/Septic System Capital Reserve Fund
14. Article P – Building Maintenance Capital Reserve Fund
15. Article T – Police Vehicles and Equipment Capital Reserve Fund
16. Article F-1 – Dockside Repair
17. Article N – Dockside Parking Lot Capital Reserve Fund
18. Article V – Abenaki Ski Area Capital Reserve Fund
19. Article Y – Public Safety Building Capital Reserve
20. Article A-1 – Water Quality Improvements Capital Reserve Fund
21. Article B-1 – AFSCME Contract Agreement
22. Article C-1 – Police Union Contract Agreement
23. Article H – Special Detail Fund #3
24. Article L – Pilot Senior Meals
25. Article C - Keno

Old Business

Chairman Murray showed the Board the flyer for Last Night in Wolfeboro. The event will be at the Great Hall starting at 10:00 AM. Some of the activities will be games, snacks, a balloon man, interactive music and puppetry and Tricky Dick, the magician.

Chairman Murray stated on December 11th there will be a Budget Committee Meeting and it will finish the Police Budget. She will not be able to attend. She asked if other members could attend.

Mr. Harriman stated he could attend.

Other Business

None

Town Manager's Report

Ms. Merrow questioned the policy of employee's time off for Christmas Eve and New Year's Eve. She asked if the building would be opened or closed.

Chairman Murray suggested the building should be closed by noon on December 31st. She agreed to let the employee's work half a day by letting them out at noon on December 31st. She stated people will be coming in and out.

It was moved by Chairman Murray and was seconded by Paul O'Brien to close the Town Offices at 12:00 PM on December 31st. Members voted and being none opposed, the motion passed.

Chairman Murray stated the Town Offices are closed on Christmas Eve.

Committee Reports

Mr. O'Brien stated he has attended a lot of Budget Committee Meetings, Energy Committee Meetings and Solar Energy Meetings for the Library. He will be giving a presentation to the EDC about communications next week.

Mr. Senecal attended a ZBA Meeting.

Mr. Harriman attended a Wolfeboro Community Television Meeting, a Libby Museum Building Maintenance Meeting and a few Budget Committee Meetings.

Chairman Murray attended two Special Events Committee Meetings for Last Night in Wolfeboro, two Library Solar Energy Meetings, an EDC Meeting, two Budget Committee Meetings, a Winnepesaukee Watershed Meeting, a Chamber Social and the Milfoil Committee Meeting.

Mr. Bowers attended different Library Meetings and he has been working with the State of NH involving the taxes.

Questions from the Press

None

Public Input

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

None

It was moved by Dave Bowers and seconded by Brad Harriman to enter into non-public session under RSA 91:3 II (c) to discuss reputation. Roll call vote, Chairman Murray – yes, Dave Senecal – yes, Dave Bowers – yes, Brad Harriman - yes and Paul O'Brien – yes. Being none opposed, the motion passed.

Chairman Murray excused Ms. Merrow and Ms. Chamberlain from the non-public session.

The Board re-entered public session at 10:35 PM.

Brad Harriman moved the Wolfeboro Board of Selectmen to seal the minutes of the December 5, 2018 non-public meeting. Dave Senecal seconded. Roll call vote, Chairman Murray – yes, Dave Bowers – yes, Dave Senecal – yes, Brad Harriman – yes and Paul O'Brien – yes. Being none opposed, the motion passed

It was moved by Paul O'Brien and seconded by Dave Senecal to adjourn at 10:36 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,

December 5, 2018

Wolfeboro, NH Board of Selectmen

Dear Members:

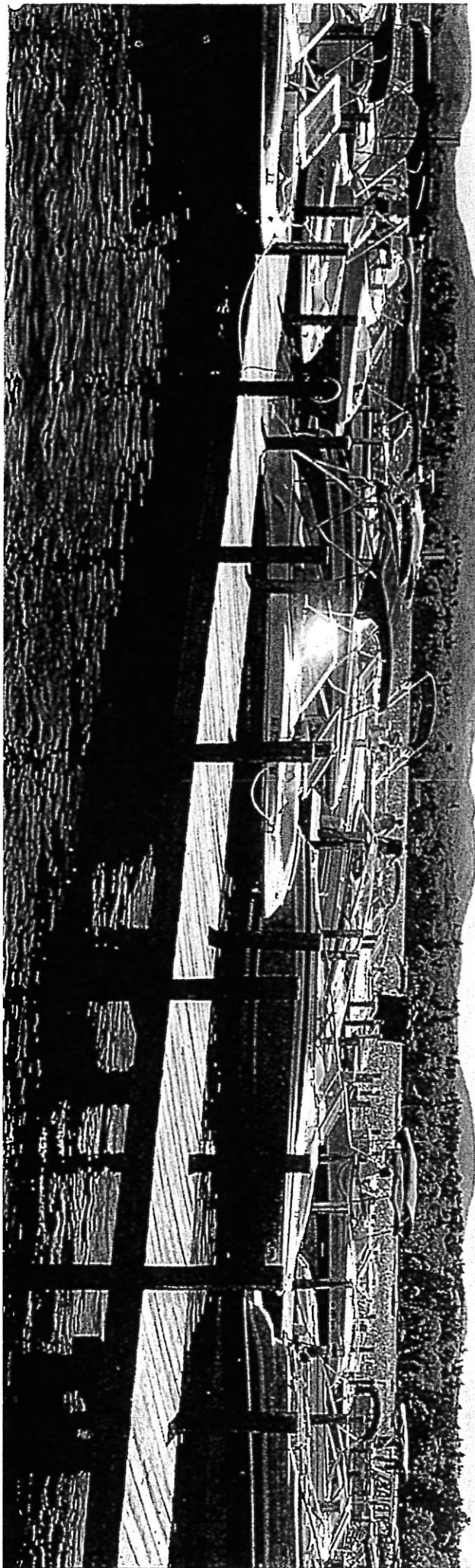
It has come to my attention that the Board of Selectmen will shortly be discussing what to do about the Wolfeboro Community Center on Lehner Street. As a member of the Ladies of the Lakes Quilters' Guild, I am very interested in learning what members of the Board of Selectmen have in mind. You do recall that the Ladies of the Lakes Quilters' Guild has the right to use this building in perpetuity by virtue of their financial contribution to the Town of Wolfeboro in excess of \$3000 several years ago to upgrade the Community Center's electrical system. Not only does the LLQG have this right, they in fact DO USE this building year-round on Tuesday evenings, plus every Monday and occasionally on other days during the school year.

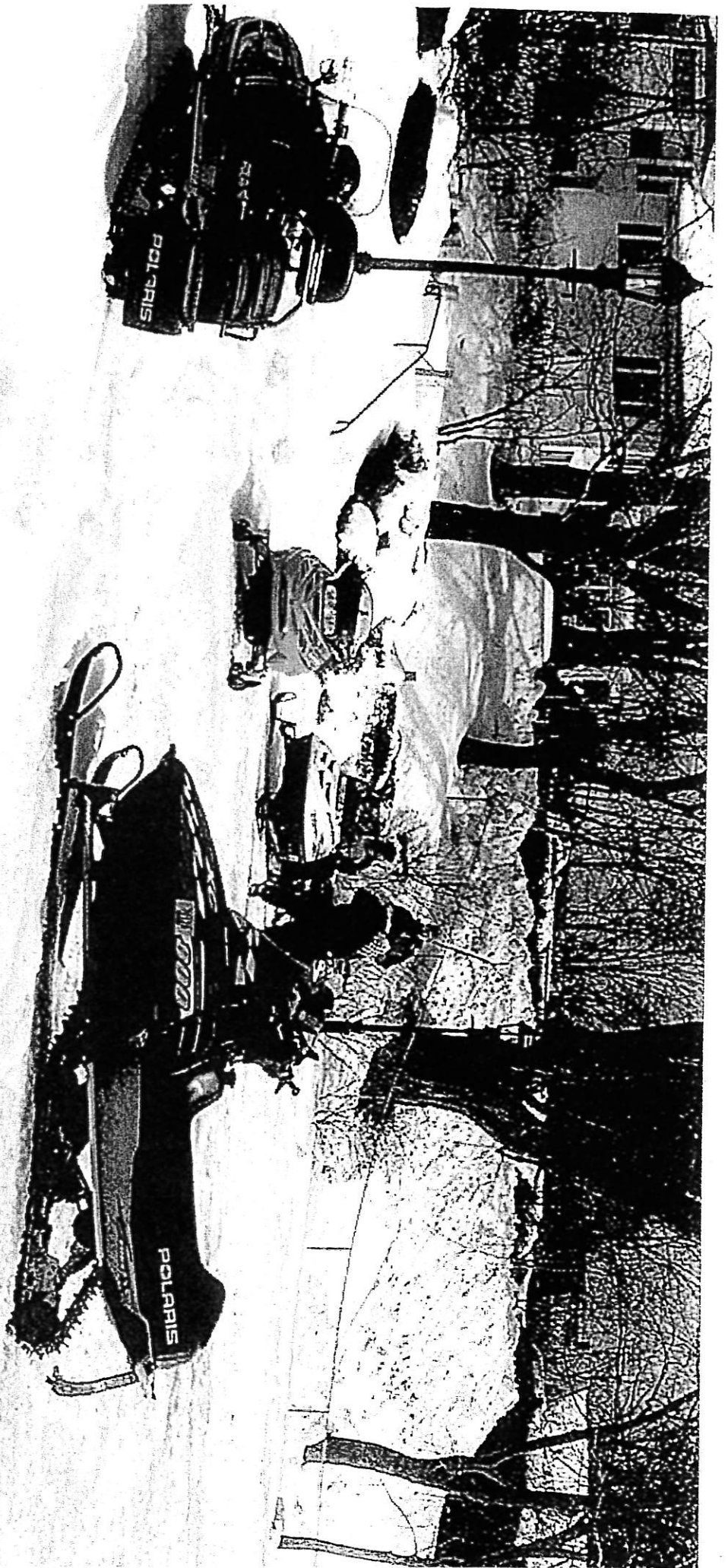
Because the Community Center is a necessary and valuable meeting place in Wolfeboro, it is imperative that members of the public be afforded an opportunity to speak when the Board of Selectmen next considers its needs and its future. Further, there must be ample advance publicity so that ALL interested individuals and groups are informed and invited to attend.

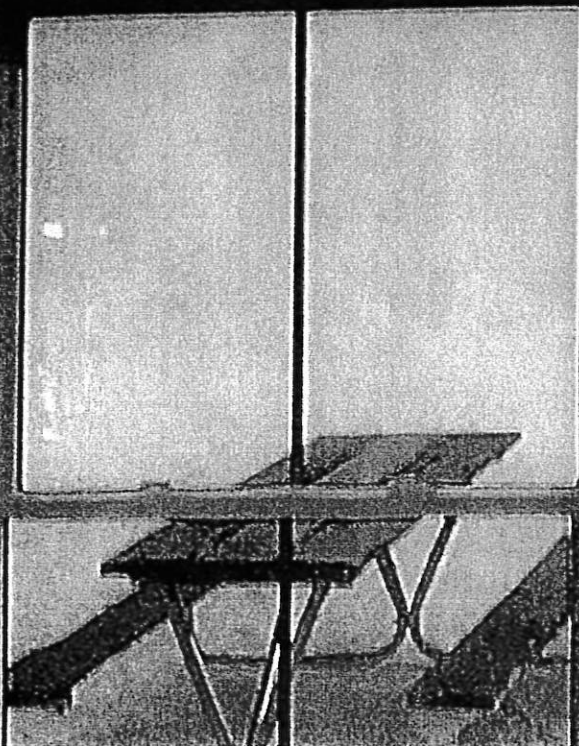
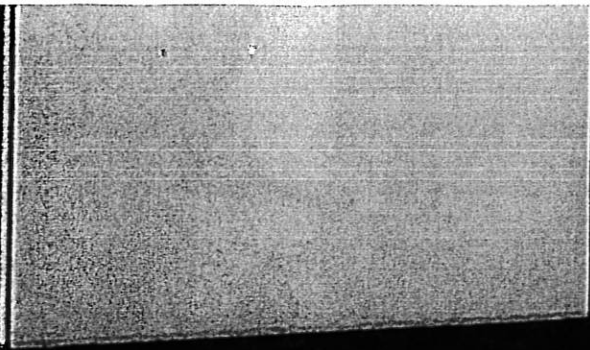
Respectfully,

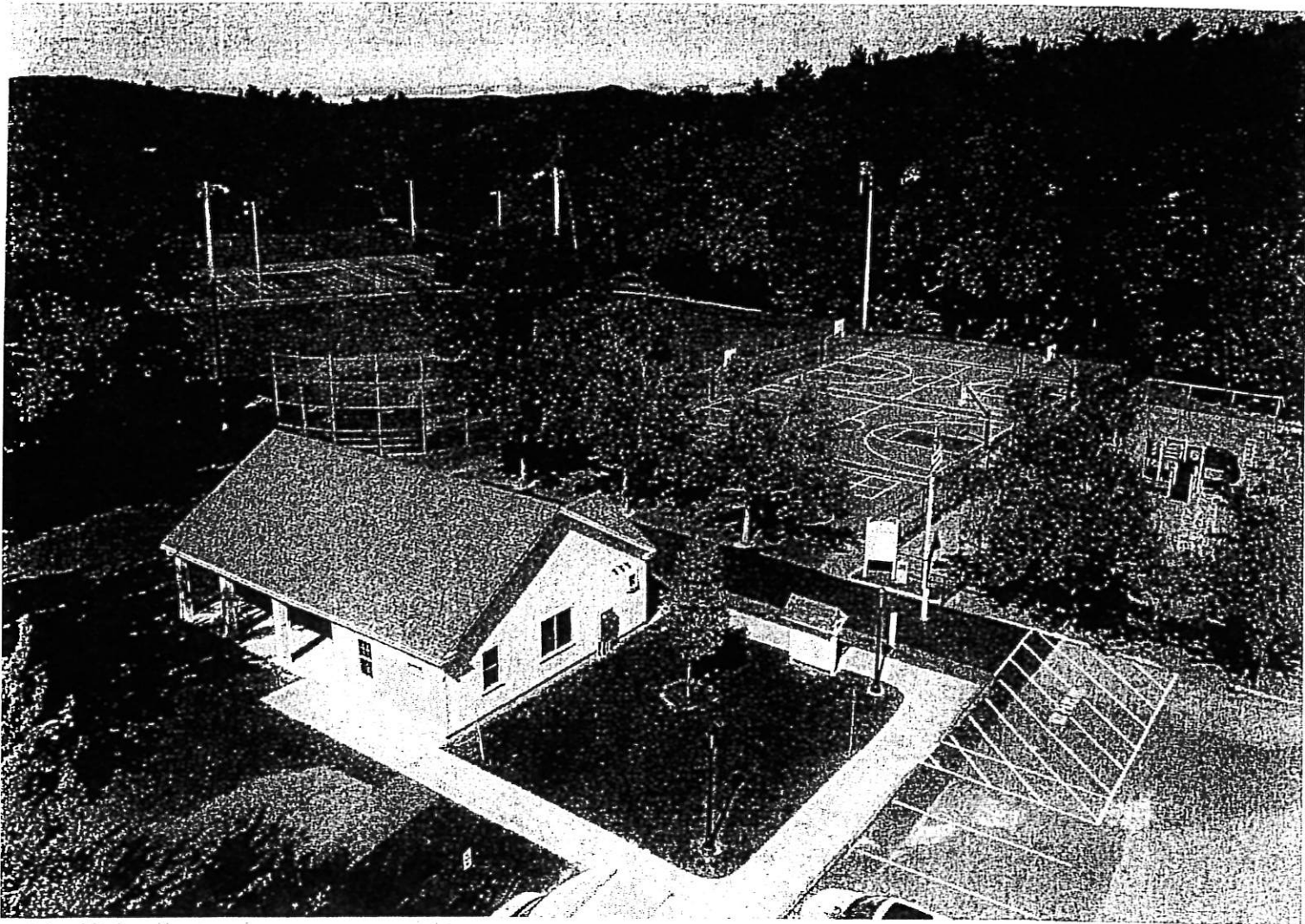
Mary Ellen Lorimor
6 Zephyr Lane
Wolfeboro, NH 03894











Cover Team Rep
S-E

