

Wolfeboro Board of Selectmen
Public Meeting Minutes-Approved
January 21, 2020

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

Board Members absent: Dave Bowers

Budget Members present: Thomas Bell, Bob Tougher, Steve Johnson, Robert Molland, Matthew Plache, Brian Black, John Burt and John MacDonald

Staff present: Town Manager Jim Pineo, Public Works Director Dave Ford, Libby Museum Director Alana Albee and Recording Secretary Michele Chamberlain

Chairman Senecal opened the meeting at 6:30 PM.

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

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

Public Hearings

A. Proposed Bond Issues Over \$100,000

- i. For the 2020 Bond Issue not to exceed the amount of Four Hundred Fifty Thousand Dollars (\$450,000) for the purposes of parking lot, roadside, and beachfront construction work to be completed in order to reduce stormwater and water quality impacts at Carry Beach.

Chairman Senecal opened the public hearing.

Chairman Senecal read **Article 12: Carry Beach Parking Lot and Water Quality Improvements.** (See Attached Sheet)

Mr. Pineo stated the Budget Committee recommended this article by a vote of 8-0.

Chairman Senecal asked for public comment.

There was none.

Chairman Senecal closed the public hearing.

- ii. For the 2020 Bond Issue not to exceed the amount of Two Million Eight Hundred Fifty Six Thousand Five Hundred Ninety Nine Dollars (\$2,856,599) for the purpose of Libby Museum Renovation and Expansion.

Chairman Senecal opened the public hearing.

Brad Harriman read **Article 11: Libby Museum Renovation and Expansion.**
(See Attached Sheet)

Mr. Pineo stated the Budget Committee did not recommend this article by a vote 8-0.

Mr. Harriman asked for public comment.

Carl Hesler, Resident of McCarthy Anna Rd, addressed the Board. He questioned the amount for the renovation and the amount for the expansion. He wanted the breakdowns.

Mr. Pineo stated the breakdowns are in the book like we discussed the other day. He stated it is significantly broken down but he did not have the information in front of him. The total construction cost is \$2.856 million dollars with soft costs being \$309,000.00. The main restoration of the building is \$1.23 million dollars with the addition being \$1.316 million dollars.

Mr. Hesler questioned why an addition was needed.

Chairman Senecal stated so we will have enough space for heat and air conditioning and for additional exhibit space. We need public restrooms. He stated some of the cost will be for renovations and some of the cost will be for an expansion.

Mr. Harriman stated there has been a donation of over 200 artifacts being donated to the museum. This triggered a grant that was given to the museum and it is being proposed to the Town. The floor space will be expanded for more exhibits.

Mr. Hesler questioned the amount of money being donated.

Mr. Harriman stated \$600,000.00.

Mr. Hesler questioned the parking issue. It is now sort of a marina parking lot.

Mr. Harriman stated it is being worked on as part of the plan to redo the parking area. There will be a separate parking lot for trailers and boats so they will be separated.

Mr. Hesler questioned why we needed to have a boat trailer parking lot. It is a museum.

Mr. Harriman stated correct but the public has been using it.

Mr. Hesler stated the launch has been there forever.

Mr. Harriman stated correct.

Mr. Hesler stated the Board of Selectmen created a marina parking lot and now we are going to ask the taxpayers to pay for it.

Mr. Hesler questioned the effect on McCarthy Anna Road. Will the parking lot affect this road? He stated he lives on this road.

Chairman Senecal stated there will be 5 spaces for trailers to back in and pull in.

Mr. Hesler stated then you will not touch McCarthy Anna Road.

Chairman Senecal agreed. There will be some green space. We have no intention of doing anything with that road.

Mr. Hesler stated the road is a traffic problem. There have been a lot of bad accidents. People use it to turn around. The road is not built for these types of vehicles and trucks. This is a bad idea!

Chairman Senecal closed the public hearing.

Mr. Pineo stated the Board has had a few discussions about removing this article from the 2020 Warrant in favor of adding a Capital Reserve Fund.

It was moved by Linda Murray and seconded by Paul O'Brien to remove Article 11: Libby Museum Renovation and Expansion from the 2020 Warrant. Members voted and being none opposed, the motion passed.

Ms. Murray stated Article 11 was not recommended by 3 Board of Selectmen and 8 Budget Committee members. This warrant article needed more time for fundraising. She felt setting up a savings account like a Capital Reserve Fund was good so it would allow the Friends of the Libby to raise more money.

Mr. Harriman read the article: **Libby Museum Capital Reserve Fund.** (See Attached sheet)

It was moved by Brad Harriman and seconded by Linda Murray to approve establishing a Libby Museum Capital Reserve Fund.

Ms. Murray stated she wanted to promote discussion on the article.

Mr. Harriman stated he felt this was a good Plan B. He fully supports this idea. The intent is to move forward so next year we can have a warrant article.

Mr. O'Brien stated we owe the voters clarity. There is a desperate need to restore the Libby Museum to its original condition. We need to do this! What does this mean? The second part is the expansion of the Libby Museum "Libby Plus". He questioned the appetite for fundraising to restore the Libby and the appetite for fundraising to expand the museum "Libby Plus". He suggested removing the word expanding from the article. He questioned the cost. It is \$1.28 million dollars? What is the amount we will get from donors? He suggested doing the expansion as a second step. He stated he wanted to remove the word expanding from the article.

Chairman Senecal stated when we do the repair we may need to expand to accommodate some of this. If we leave the wording in the article then we will have the ability and funding to do this if it is needed. If the word expanding is removed then we will not be able to do any expanding. The intent right now is not to expand but we all agree some money needs to be put into the Libby Museum. We need to renovation and repair it. He felt the word expanding should be left in the article.

Ms. Murray agreed the word expanding should be left in the article. She stated she did not want to make it more difficult for the friends of the Libby in case they chose to go out and raise the full amount for the addition. This warrant article allows for the most freedom for the Friends of the Libby to raise money. She stated the museum is part of our culture. She went there when she was a child. Her children and grandchildren all went there. It is part of Wolfeboro. It is similar to when the Yum Yum Shop went out of Town and everyone wanted it back. The Libby Museum is part of us! The Library had three different models before it passed. The public made it very clear they did not want to spend 8 million dollars on a library. The Library Foundation raised money for the project. She felt the Libby Museum should be given the same opportunity. The Friends of Libby can fundraise and then we can see where we are.

Mr. Harriman stated we already have a feasibility study so we have a good foundation for producing some plans. We are at a good place for starting and fine tuning some plans. He agreed the word expanding should be kept in the warrant article because it gives the flexibility if it is needed. If the wording is taken out then we would not be able to use the money for an expansion at all.

It was moved by Linda Murray and seconded by Chairman Senecal to approve establishing a Libby Museum Capital Reserve Fund. Paul O'Brien abstained. Members voted and being none opposed, the motion passed.

Mr. Pineo stated that motion puts it on the Warrant but now the Board needs to vote whether they are in favor or not in favor of the warrant article.

Chairman Senecal asked who was in favor of the warrant article. Linda Murray-yes, Brad Harriman-yes, Chairman Senecal-yes and Paul O'Brien-no. The vote was 3-1, in favor of the warrant article.

Petition Warrant Article 35: Electrical Generation Building Feasibility Study

Chairman Senecal read **Article 35: Electrical Generation Building Feasibility Study.**
(See Attached Sheet)

Board of Selectmen Vote

It was moved by Linda Murray and seconded by Paul O'Brien to recommend Article 35: Electrical Generation Building Feasibility Study for \$25,000.00. Members voted and being none opposed, the motion passed. (4-0)

Warrant Articles- Budget Committee

Libby Museum Capital Reserve Fund

John MacDonald read the article: **Libby Museum Capital Reserve Fund.** (See Attached sheet)

Mr. MacDonald asked for public comment.

There was no public comment.

It was moved by Bob Tougher and seconded by John MacDonald to recommend establishing a Libby Museum Capital Reserve Fund.

John Burt questioned who has the deed to this property.

Mr. Pineo stated it is under the Trustees which is the Board of Selectmen.

Mr. Burt questioned who owns the property.

Mr. Pineo stated he felt that since the Board members are the trustees that we own the building. We have a Board of Trustees which is supposed to meet in 2020 to make recommendations in regards to the Libby Museum Building.

Mr. Burt stated he like the word expansion in the warrant. We need to do some research about who owns the property.

Mathew Plache stated he did some research. In 1933 the original charitable trust was established. There were 3 trustees and one of them was his son. They managed the trust with \$100 a year to maintain the museum. In 1956 in probate court the Board of Selectmen of Wolfeboro were appointed the trustees. Since 1956 the museum has been run by the Board of Selectmen but legally it is held by the Trust.

Mr. MacDonald stated legally it can be provided by either side the ownership of the museum. The museum has been supported by the Town for the last 60 years. The museum is part of our history. He visited the museum as a child and felt it should continue to be open for generations to come. The community has financially supported the museum for the last 60 years. He felt this was something the Town should step up and do so many more generations could enjoy the museum.

Steve Johnson stated he has never been in the museum. He felt the users of the Library were higher than the visitors to the Libby. He liked the idea of the support from the Friends of the Libby. He felt they needed a sense of the amount of money needed. What can we afford?

Brian Black stated he was in favor of a museum community. He questioned if the Town should be in the museum business. He questioned if the Town could turn over the control of the museum to a private annuity. The purpose is to buy time for the Friends of the Libby to fundraise. He questioned if the amount needed to be \$300,000.00 or could the amount be less.

Mr. Burt stated he has lived on the same road for 30 years and it has never had any work down on it. He has personal feelings because of this.

Mr. Tougher stated he was not a big fan of the addition to the Libby Museum. He wanted to see a donor offer a large endowment. He stated he was in favor of this warrant article because it has the word repair in it. A report that was sent to us a while ago questioned the safety of the building. He stated if nothing is done then the building should be closed. He felt the warrant article gave the Board of Selectmen and the Libby Museum Director some room to allow for the museum to stay opened. He felt this was a good warrant article and agreed it was a part of Wolfeboro's history. He felt the Town should honor those traditions.

Budget Committee Vote

Thomas Bell-yes, Bob Tougher-yes, Steve Johnson-no, Robert Molland-yes, Matthew Plache-yes, Brian Black-no, John Burt- no and John MacDonald-yes.

Mr. Pineo stated it was approved with a vote of 5-3.

Petition Warrant Article 35: Electrical Generation Building Feasibility Study

John MacDonald read **Article 35: Electrical Generation Building Feasibility Study.**
(See Attached Sheet)

Mr. MacDonald questioned if there was public comment.

There was no public comment.

Mr. Pineo stated this petition was brought to the Board of Selectmen by a group of Girlscouts. The Girlscouts delivered a presentation on some options for the Electrical Generation Building on Lehner Street. It was a 25 minute presentation and they questioned the Board what the next step would be. They were advised that the next step would be that it needed to go on the Warrant. At that point the Warrant had been set for 2020 so they took upon themselves to establish a petition. They got signatures and they have down a fantastic job on this project!

Mr. MacDonald questioned why the warrant article needed the \$25,000.00 included.

Mr. Pineo stated the \$25,000.00 is for someone to conduct a feasibility study on the building.

Ms. Murray stated we have to put the petition warrant article on the Warrant as it was written.

Mr. Burt stated it is about time someone looked at that building! It could be used as a Community Center. He questioned what was going to be done with the old fire station. It should be included. He offered his support of this petition warrant article.

Chairman Senecal stated the old Community Center will be part of the evaluation.

Budget Committee Vote

Thomas Bell-yes, Bob Tougher-yes, Steve Johnson-yes, Robert Molland-yes, Matthew Plache-yes, Brian Black-yes, John Burt- yes and John MacDonald-yes

Mr. Pineo stated it was approved with a vote of 8-0.

Other Business

Ms. Murray stated she felt the Board of Selectmen needed a legal opinion about the ownership of the Libby Museum. It is her understanding that the ownership of the Libby Museum is in Doctor Libby's Trust and the Board of Selectmen are the succession trustees. The Board of Selectmen were listed as successor trustees in Doctor Libby's will and the probate court appointed the Board of Selectmen as successor trustees. There was a Town vote in 1956 approving the Board of Selectmen to become the succession trustees. We need a clear understanding on that before we go to the Deliberative Session.

Mr. O'Brien agreed with Ms. Murray. He stated he would also like a date set for the Board of Selectmen to meet as trustees.

Ms. Murray agreed.

Mr. O'Brien stated we need an agenda about what we want to accomplish with the Libby Museum going forward.

Mr. Pineo stated the Town Offices will be closing at 1:30 PM on Friday, January 25th to allow the staff to attend the funeral services for Ricky LaPointe.

Public Input

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

None

It was moved by Linda Murray and seconded by Paul O'Brien to adjourn at 7:20 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain

ARTICLE 12: Carry Beach Parking Lot and Water Quality Improvements

To see if the Town will vote to raise and appropriate the sum of Four Hundred and Fifty Thousand dollars (\$450,000) for the purposes of parking lot, roadside, and beachfront construction work to be completed in order to reduce stormwater and water quality impacts at Carry Beach and further to authorize the issuance of not more than Four Hundred and Fifty Thousand dollars (\$450,000) of bonds and notes for this purpose in accordance with the Municipal Finance Act, RSA Chapter 33, such sum to be reduced by any federal, state, or private funds made available therefor and to authorize the Board of Selectmen to negotiate and issue such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.

Estimated Tax Rate Impact:

2020-\$0.00 per \$1,000 of Assessed Valuation

2021-\$0.05 per \$1,000 of Assessed Valuation

2022-\$0.05 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 4-1)

3/5 Majority Vote Required

Curry Brown

NHMBB New Hampshire Municipal Bond Bank

Town of Wolfeboro

July 2020 Bond Sale

5 Year Estimated Schedule - Level Principal

2019 Assessed Valuation \$1,998,172,825

Date Prepared 01/02/21

Interest Start Date (181 Days) 07/14/20

First Interest Payment 02/15/21

Net Interest Cost: 2.00%: Our 5 year interest rate in our June 2019 bond sale was 1.45% and we expect the interest rate for July 2020 to be much lower than 2.75%. We use 2.75% to be conservative for budgeting purposes.

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Calendar Year Total Payment	Assessed Valuation	CY-Est. Tax Rate Inc.
	2/15/2021			*	\$4,625.00	\$4,625.00		\$1,998,172,825	
1	3/15/2021	\$ 450,000.00	\$ 90,000.00	2.00%	4,600.00	\$4,600.00	\$99,025.00		50.05
	2/15/2022				3,600.00	3,600.00		1,998,172,825	
2	3/15/2022	360,000.00	90,000.00	2.00%	3,600.00	\$3,600.00	\$7,200.00		0.05
	2/15/2023				2,700.00	2,700.00		1,998,172,825	
3	3/15/2023	270,000.00	90,000.00	2.00%	2,700.00	\$2,700.00	\$5,400.00		0.05
	2/15/2024				1,800.00	1,800.00		1,998,172,825	
4	3/15/2024	180,000.00	90,000.00	2.00%	1,800.00	\$1,800.00	\$3,600.00		0.05
	2/15/2025				900.00	900.00		1,998,172,825	
5	3/15/2025	90,000.00	90,000.00	2.00%	900.00	\$0,900.00	\$1,800.00		0.05
TOTALS		\$ 450,000.00			\$ 27,025.00	\$ 477,025.00	\$ 477,025.00		

* When budgeting the first years interest payment, take the total bond amount x 5% / 2 = estimated interest amount for 2/15/21.

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsels, please let us know and we will provide one.

ARTICLE 11: Libby Museum Renovation and Expansion

To see if the ~~T~~own will vote to raise and appropriate the sum of Two Million Eight Hundred and Fifty Six Thousand Five Hundred and Ninety Nine Dollars (\$2,856,599) for the purpose of Libby Museum Renovation and Expansion, and to authorize the issuance of not more than Two Million Eight Hundred and Fifty Six Thousand Five Hundred and Ninety nine Dollars (\$2,856,599) of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon.

Estimated Tax Rate Impact:

2020-\$0.00 per \$1,000 of Assessed Valuation

2021-\$0.11 per \$1,000 of Assessed Valuation

2022-\$0.11 per \$1,000 of Assessed Valuation

(NOT Recommended by the Board of Selectmen by a vote of 3-2)

(Recommended/Not Recommended by the Budget Committee by a vote of X-X)

3/5 Majority Vote Required

NHMBB New Hampshire Municipal Bond Bank

Town of Wolfboro

July 2020 Bond Sale

20 Year Estimated Schedule - Level Principal

2019 Assessed Valuation \$1,998,172.625

Date Prepared 01/15/20

Interest Start Date: 181 Days 07/14/20

First Interest Payment 02/15/21

Net Interest Cost: 3.75%: Our 20 year interest rate in our January 2020 bond sale was 2.15% and we expect the interest rate for July 2020 to be much lower than 3.75%. We use 3.75% to be conservative for budgeting purposes.

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Calendar Year Total Payment	Assessed Valuation	CR-Est. Tax Rate Inc.
1	2/15/2021				\$37,609.44	\$37,609.44		\$1,998,172.625	
	8/15/2021	\$ 2,900,000.00	\$ 145,000.00	2.60%	\$7,700.00	\$12,700.00	\$ 220,609.44		\$0.11
2	2/15/2022				\$5,315.00	\$5,315.00		1,998,172.625	
	8/15/2022	2,755,000.00	145,000.00	2.60%	\$5,315.00	\$10,815.00	215,630.00		0.11
3	2/15/2023				\$3,930.00	\$3,930.00		1,998,172.625	
	8/15/2023	2,610,000.00	145,000.00	2.60%	\$3,930.00	\$7,860.00	210,660.00		0.11
4	2/15/2024				\$2,045.00	\$2,045.00		1,998,172.625	
	8/15/2024	2,465,000.00	145,000.00	2.60%	\$2,045.00	\$4,090.00	205,690.00		0.10
5	2/15/2025				\$3,160.00	\$3,160.00		1,998,172.625	
	8/15/2025	2,320,000.00	145,000.00	2.60%	\$3,160.00	\$6,320.00	203,320.00		0.10
6	2/15/2026				\$2,275.00	\$2,275.00		1,998,172.625	
	8/15/2026	2,175,000.00	145,000.00	2.60%	\$2,275.00	\$4,550.00	201,650.00		0.10
7	2/15/2027				\$2,390.00	\$2,390.00		1,998,172.625	
	8/15/2027	2,030,000.00	145,000.00	2.60%	\$2,390.00	\$4,780.00	197,780.00		0.10
8	2/15/2028				\$2,505.00	\$2,505.00		1,998,172.625	
	8/15/2028	1,885,000.00	145,000.00	2.60%	\$2,505.00	\$5,010.00	194,010.00		0.10
9	2/15/2029				\$2,620.00	\$2,620.00		1,998,172.625	
	8/15/2029	1,740,000.00	145,000.00	2.60%	\$2,620.00	\$5,240.00	190,240.00		0.10
10	2/15/2030				\$2,735.00	\$2,735.00		1,998,172.625	
	8/15/2030	1,595,000.00	145,000.00	2.60%	\$2,735.00	\$5,470.00	186,470.00		0.09
11	2/15/2031				\$1,850.00	\$1,850.00		1,998,172.625	
	8/15/2031	1,450,000.00	145,000.00	2.60%	\$1,850.00	\$3,700.00	182,700.00		0.09
12	2/15/2032				\$1,965.00	\$1,965.00		1,998,172.625	
	8/15/2032	1,305,000.00	145,000.00	2.60%	\$1,965.00	\$3,930.00	178,930.00		0.09
13	2/15/2033				\$1,080.00	\$1,080.00		1,998,172.625	
	8/15/2033	1,160,000.00	145,000.00	2.60%	\$1,080.00	\$2,160.00	175,160.00		0.09
14	2/15/2034				\$1,195.00	\$1,195.00		1,998,172.625	
	8/15/2034	1,015,000.00	145,000.00	2.60%	\$1,195.00	\$2,390.00	171,390.00		0.09
15	2/15/2035				\$1,310.00	\$1,310.00		1,998,172.625	
	8/15/2035	870,000.00	145,000.00	2.60%	\$1,310.00	\$2,620.00	167,620.00		0.08
16	2/15/2036				\$942.00	\$942.00		1,998,172.625	
	8/15/2036	725,000.00	145,000.00	2.60%	\$942.00	\$1,884.00	163,850.00		0.08
17	2/15/2037				\$754.00	\$754.00		1,998,172.625	
	8/15/2037	580,000.00	145,000.00	2.60%	\$754.00	\$1,508.00	160,080.00		0.08
18	2/15/2038				\$565.00	\$565.00		1,998,172.625	
	8/15/2038	435,000.00	145,000.00	2.60%	\$565.00	\$1,130.00	156,310.00		0.08
19	2/15/2039				\$377.00	\$377.00		1,998,172.625	
	8/15/2039	290,000.00	145,000.00	2.60%	\$377.00	\$754.00	152,540.00		0.08
20	2/15/2040				\$189.00	\$189.00		1,998,172.625	
	8/15/2040	145,000.00	145,000.00	2.60%	\$189.00	\$378.00	148,770.00		0.07
TOTALS		\$ 2,900,000.00			\$ 781,909.44	\$ 3,681,909.44	\$ 3,681,909.44		

* When budgeting the first years interest payment, take the total bond amount x 5% / 2 = estimated interest amount for 2/15/21.

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsels, please let us know and we will provide one.

Capital Reserve Account Warrant Article

ARTICLE ??: LIBBY MUSEUM CAPITAL RESERVE FUND

To see if the Town will vote to establish a Libby Museum Capital Reserve Fund for the purpose of renovating, expanding and repairing the Libby Museum and further , to raise the sum of Three hundred thousand dollars (\$300,000) to be deposited in said Capital Reserve Fund, to be under the custody of the Trustees of Trust Funds. The Selectmen are designated as agents to expend the funds in this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020 \$0.15 per \$1000 of Assessed Valuation

Majority Vote Required

ARTICLE 35: Electrical Generation Building Feasibility Study

*To see if the Town will vote to raise and appropriate the amount of \$25,000 for the purpose of conducting a feasibility study for the renovation of the Municipal Electric Generator building located at 22 Lehner Street (Tax Map/Lot 217-071) into a Community Center with a commercial kitchen and two recreation rooms. **BY PETITION.***

Estimated Tax Rate Impact: 2020--\$0.013 per \$1,000 of Assessed Valuation

Majority Vote Required

DRAFT 07-08-2020 PCE-LEHNER